

**Address:** 1775 MORNINGTIDE Court



<b>Listing #</b>	08-14042	<b>Price-List</b>	\$ 215,000
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99501	<b>Type</b>	Residential
<b>Bedrooms</b>	3	<b>Baths</b>	2.50
<b>Acres</b>	0.07	<b>Carpport #</b>	0
<b>Garage #</b>	2	<b>Latitude</b>	61.205240
<b>Longitude</b>	-149.841104	<b>Unit #</b>	
<b>Year Built</b>	1979		

**MLS Area:** 40 - Seward Hwy to Boniface Pkwy  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:**  
**Zoning:** R2M - Multi Family Residential

<b>School-Elementary</b>	Airport Heights	<b>School-Middle</b>	Wendler	<b>School-High</b>	East Anchorage
<b>Energy Rating</b>		<b>Remote Description</b>		<b>SF-Gar</b>	440
<b>SF-Lot</b>	2,842	<b>SF-Res</b>	1,284	<b>LPSqFt\$</b>	167.45
<b>Tax ID</b>	0032632500001	<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW1433
<b>Taxes</b>	\$ 3,028	<b>Tax Year</b>	2008	<b>Construction Status</b>	Existing Structure
<b>Year Remodeled</b>		<b>Year Updated</b>	2008		

**Directions:** Off Eastridge Dr which runs from 20th and Lake Otis, or Sitka and Debarr. Morningtide runs North, home on right.

**Legal:** EASTRIDGE #2 L52

**Public Remarks:** Full details, photos, information download package on listing licensee web site. End unit. Updated and made market-ready after move-out. New carpet. Furnace serviced and inspected. Great mid-town location convenient to U-Med district, other commercial centers, and downtown. Two-story design, master BR has own bath. Private fenced back yard with large deck backing on community open space.

<b>Residential Type:</b> Townhouse <b>Association Info:</b> Dues-HOA Name: Executive Management; Dues-HOA Phone #: 563-4646; Dues-Amount: 125; Dues-Frequency: Monthly <b>Exterior Finish:</b> Wood <b>Roof Type:</b> Asphalt/Comp Shingle <b>Foundation Type:</b> Concrete Block <b>Floor Style:</b> Two-Story Tradtnl <b>Garage Type:</b> Attached; Heated <b>Carpport Type:</b> None	<b>Heat Type:</b> Forced Air <b>Fuel Type:</b> Natural Gas <b>Sewer Type:</b> Public <b>Water-Type:</b> Public <b>Dining Room Type:</b> Area <b>Access Type:</b> Dedicated Road; Paved; Maintained <b>View Type:</b> Mountains; Partial <b>Topography:</b> Level <b>Wtrfrnt-Frontage:</b> None	<b>Wtrfrnt-Access Near:</b> None <b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA <b>Mortgage Info:</b> EM Minimum Deposit: 2,000 <b>Docs Avl for Review:</b> Docs Posted on MLS; Prop Discl Available
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**Features-Interior:** Dishwasher; Disposal; Electric; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; CO Detector(s); Washer &/Or Dryer; Carpet; Smoke Detector(s)

**Features-Additional:** Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Dining Room	1	1	Area	Bath-Total	2	1	
Kitchen	1	1		Bath-Half	1	1	
Living Room	1	1		Master Bedroom	2	1	
Master Bath	2	1		Bedroom	2	2	

**LO:** Coldwell Banker Best Properties

All information is deemed reliable, but is not guaranteed. All measurements, square footage, etc. are approximations. School boundaries are subject to change. Verification of listing content by all parties is recommended and should be independently verified. See [copyright notice](#).

**Prepared by Niel Thomas, ABR, CCIM, CRS on Thursday, October 09, 2008 11:55 AM**

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