

Address: 1493 MOSS CREEK Avenue



Listing #	08-8388	Price-List	\$ 244,900
Status	Active	Near	Anchorage
Zip Code	99507	Type	Residential
Bedrooms	3	Baths	2.00
Acres	0.00	Carport #	0
Garage #	2	Latitude	61.140309
Longitude	-149.854751	Unit #	
Year Built	2003		

MLS Area: 30 - Abbott Rd - Dearmoun Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co: Spinnel
Zoning: R3 - Multiple Family Residential

School-Elementary	Abbott Loop	School-Middle	Hanshew	School-High	Service
Energy Rating	4+	Remote Description		SF-Gar	400
SF-Lot	0	SF-Res	1,540	LPSqFt\$	159.03
Tax ID	0142812410601	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW2332
Taxes	\$ 3,339	Tax Year	2007	Construction Status	Existing Structure
Year Remodeled		Year Updated			

Directions: Follow access road on east side of Seward Highway north from O'Malley. Second entrance to Moss Creek on right (no sign on that street), 4th home on the left.

Legal: Toyon Tr 2E Moss Creek #106

Public Remarks: Details, owner standard contract, photos and disclosures on listing licensee web site. Bank-owned property, seller is prompt to respond to offers, which will first be considered after 5 PM 6/17. As-is, no repairs implied in price. No appliances interior door hardware, GDO. Many lights, closet shelves missing. Conventional financing suggested. Detached homes w/common land ownership and HOA.

Residential Type: Single Family Res; Site Condo-Detached
Association Info: Dues-HOA Name: Moss Creek; Dues-HOA Phone #: Klodike, 522-4341; Dues-Amount: 109.17; Dues-Frequency: Monthly
Exterior Finish: Wood
Roof Type: Asphalt/Comp Shingle
Foundation Type: Concrete Block
Floor Style: Two-Story Reverse
Garage Type: Heated; Tuck Under
Carport Type: None

Heat Type: Forced Air
Fuel Type: Natural Gas
Sewer Type: Public
Water-Type: Public
Dining Room Type: Area
Access Type: Dedicated Road; Paved; Private; Maintained
View Type: Mountains; Partial
Topography: Level
Wtrfrnt-Frontage: None

Wtrfrnt-Access Near: None
New Finance (Terms): Cash; Conventional; Other - See Remarks
Mortgage Info: EM Minimum Deposit: 2,500
Docs Avl for Review: Docs Posted on MLS

Features-Interior: Disposal; Electric; Family Room; Fireplace; Washr&/Or Dryer Hkup; BR/BA on Main Level; Carpet; Smoke Detector(s)
Features-Additional: View; Covenant/Restriction; Deck/Patio; Fire Service Area; Fixer Upper; Home Owner Assoc.; Landscaping; Road Service Area; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms
Dining Room	2	1	Bath-Full	1	1
Kitchen	2	1	Master Bedroom	2	1
Living Room	2	1	Bedroom	1	2
Master Bath	2	1			

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, June 12, 2008 12:11 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.