

**Address:** 3511 Pussywillow Street



<b>Listing #</b>	07-16957	<b>Price-List</b>	\$ 256,500
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99504	<b>Type</b>	Multi-Family
<b>Beds</b>	5	<b>Baths</b>	2.50
<b>Acres</b>	0.19	<b>Bldgs-Ttl #</b>	1
<b>Carport</b>	0	<b>Garage</b>	2
<b>Units-Ttl #</b>	2	<b>Prkg Spcs</b>	4
<b>Latitude</b>	61.188659	<b>Longitude</b>	-149.725565
<b>Year Built</b>	1978	<b>Income-Gross Annual</b>	

**Exp-Annual**

**Area:** 45 - Boniface Pkwy to Muldoon Rd  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Zoning:** R2A - Two Family Residential

<b>School-Elementary</b>	Scenic Park	<b>School-Middle</b>	Begich	<b>School-High</b>	Bartlett
<b>Energy Rating</b>		<b>Remote Description</b>		<b>SF-Building Apx</b>	2,580
<b>SF-Lot</b>	8,400	<b>Assessed Value</b>	\$ 317,900	<b>Tax ID</b>	0070450300001
<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW1641	<b>Taxes</b>	\$ 4,219
<b>Tax Year</b>	2007	<b>Construction Status</b>	Existing Structure	<b>Year Remodeled</b>	
<b>Year Updated</b>		<b>Prkg Spcs</b>	4	<b>Price-List</b>	256,500.00

**Directions:** East on 36th from Muldoon Rd. Left on Pussywillow, 2nd building on right.

**Legal:** Pleasant Valley L7 B10

**Public Remarks:** Acquired duplex, side-by-side 2-story units with dedicated garage each side. Good views of mountains. Over \$33K below assessed value. To be sold as-is, condition rated fair but no major known barriers to financing. Both units were rented prior to acquisition. Please refer to listing licensee web site for details and special forms applicable to this institutional owner. No Alaska disclosure form.

**Multi-Family Type:** Duplex  
**Building Info:** Units- # of 2 BR: 1; Units-# of 3 BR: 1  
**Exterior Finish:** Vinyl  
**Roof Type:** Asphalt/Comp Shingle  
**Foundation Type:** Unknown-BTV  
**Garage Type:** Attached; Heated; Tuck Under  
**Carport Type:** None  
**Heat Type:** Baseboard  
**Fuel Type:** Natural Gas  
**Sewer-Type:** Public  
**Water-Type:** Public  
**Access Type:** Dedicated Road; Paved; Maintained

**View Type:** Mountains; Unobstructed  
**Topography:** Level  
**Wtrfrnt-Frontage:** None  
**Wtrfrnt-Access Near:** None  
**Docs Avl for Review:** Docs Posted on MLS

**Mortgage Info:** EM Minimum Deposit: 3,000  
**New Finance (Terms):** AHFC; Cash; Conventional; FHA; VA

**Features-MultiFamily:** CO Detector(s); DSL-Cable Available; Smoke Detector(s); Laundry Facility; Washer/Dryer HkUp

**Unit #1:** Bath - Full: 1; Bedroom: 2; Dining Room: 1; Kitchen: 1; Living Room: 1; Parking Spaces: 2; Garage: 1

**Unit #2:** Bath - Full: 1; Bath-Half: 1; Bedroom: 3; Dining Room: 1; Kitchen: 1; Living Room: 1; Parking Spaces: 2; Utility Room: 1; Garage: 1

**LO:** Coldwell Banker Best Properties (907) 562-7653

All information is deemed reliable, but is not guaranteed. Measurements are approximations. School boundaries are subject to change. Verification of listing data by all parties is recommended. See [copyright notice](#).

**Prepared by Niel Thomas, ABR, CCIM, CRS on Tuesday, January 29, 2008 11:39 AM**

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