

Address: 17821 Sanctuary Drive



Listing #	09-8467	Price-List	\$ 270,000
Status	Active	Near	Eagle River
Zip Code	99577	Type	Residential
Bedrooms	3	Baths	2.00
SF-Res	1,562	Carport #	0
Garage #	1	Latitude	61.321416
Longitude	-149.549512	Unit #	
Year Built	1977		

MLS Area: 90 - Eagle River
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R1A - Single Family Residential

School-Elementary	Homestead	School-Middle	Gruening	School-High	Chugiak
SF-Res	1,562	SF-Gar	424	SF-Lot	12,745
Acres	0.29	LPSqFt\$	172.86	Energy Rating	
Grid # (Muni Anch)	NW0153	Construction Status	Existing Structure	Tax Map #-Mat-Su	N/A
Tax ID	0501917600001	Taxes	\$ 3,509	Tax Year	2009
Year Built	1977	Year Remodeled		Year Updated	

Remote Description

Directions:

Legal: Meadow Brook B4 L5

Public Remarks: Full details, info package, owner standard forms, photos on listing licensee web site. Offers first considered 1 PM 6/30. Bids being obtained for items listing in info package, no assurance listed price includes promise to accomplish work, which includes exterior trim and interior repaint, various repairs. Big fenced yard, attractive Eagle River neighborhood. Bank-owned, seller responds promptly.

Residential Type: Single Family Res Construction Type: Wood Frame - 2x4 Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Concrete Block Floor Style: Split Entry Garage Type: Heated; Tuck Under Carport Type: None	Heat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Public Water-Type: Public Dining Room Type: Area Access Type: Dedicated Road; Paved; Maintained View Type: Mountains; Partial Topography: Rolling; Sloping Wtrfrnt-Frontage: None	Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 2,500 Docs Avl for Review: Docs Posted on MLS
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Features-Interior: Dishwasher; Disposal; Family Room; Fireplace; Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; BR/BA on Main Level; Hardwood Flooring

Features-Additional: View; Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Garage Door Opener; Landscaping; Road Service Area; In City Limits; DSL/Cable Available; Paved Driveway

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

LO: Coldwell Banker Best Properties
LO2: 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 Wednesday, June 24, 2009 4:16 PM

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