

Address: 10520 Spindrift Loop



Listing #	07-12154	Price-List	\$ 319,500
Status	Active	Near	Anchorage
Zip Code	99515	Type	Residential
Bedrooms	3	Baths	2.50
Acres	0.15	Carpport #	0
Garage #	2	Latitude	61.126231
Longitude	-149.924662	Unit #	
Year Built	1989		

MLS Area: 20 - Dimond South
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: PC - Planned Community

School-Elementary	Bayshore	School-Middle	Mears	School-High	Dimond
Energy Rating		Remote Description		SF-Gar	484
SF-Lot	6,670	SF-Res	1,884	LPSqFt\$	169.59
Tax ID	0125410800001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW2527
Taxes	\$ 4,228	Tax Year	2007	Construction Status	Existing Structure
Year Remodeled	2007	Year Updated			

Directions: S on Southport Dr from 100th 3/4 way around the roundabout to East on Washington. Rt on Northfleet, immediate Rt on Spindrift, home on Rt.
Legal: Clipperwood B1 L2

Public Remarks: Property info, virtual tour, disclosure package on listing licensee website. Original cul-de-sac in Southport's Clipperwood with mature landscaping, well-kept homes. All BR's upstairs. Complete interior/exterior repaint, all floor coverings replaced, nobody lived there afterward. Many other upgrades/repairs, new appliances. Listing office will hold earnest money, appraisal is buyer cost.

Residential Type: Single Family Res	Heat Type: Forced Air	Wtrfrnt-Access Near: None
Association Info: Dues-HOA Name: Clipperwood HOA; Dues-HOA Phone #: 345-4110; Dues-Amount: 185; Dues-Frequency: Yearly	Fuel Type: Natural Gas	New Finance (Terms): AHFC; Cash; Conventional; FHA; VA
Construction Type: Wood Frame	Sewer Type: Public	Mortgage Info: EM Minimum Deposit: 3,000
Exterior Finish: Wood	Water-Type: Public	Docs Avl for Review: Docs Posted on MLS; Prop Discl Available
Roof Type: Asphalt/Comp Shingle	Dining Room Type: Breakfast Nook/Bar; Formal	
Foundation Type: Concrete Block	Access Type: Dedicated Road; Paved; Maintained	
Floor Style: Two-Story Tradtnl	View Type: Mountains; Partial	
Garage Type: Attached; Heated	Topography: Level	
Carpport Type: None	Wtrfrnt-Frontage: None	

Features-Interior: Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Telephone; Washr&/Or Dryer Hkup; Window Coverings; CO Detector(s); Jetted Tub; Washer &/Or Dryer; Carpet; Ceiling Fan(s); Hardwood Flooring; Smoke Detector(s)
Features-Additional: View; 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		Bath-Full	2	1	
Family Room	1	1		Bath-Half	1	1	
Kitchen	1	1		Master Bedroom	2	1	
Living Room	1	1		Bedroom	2	2	
Utility Room	1	1	Washer-drier included				
Extra Room	2	1	Extended loft				
Master Bath	2	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 Thursday, October 04, 2007 6:26 PM
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