

ADDRESS: 4320 Sunstone Cir AREA: 30 LISTING #: 5107105
 LEGAL: Talus West #1 L14 B5 GRID: 2736 STATUS: NEW
 NEAR: Anchorage ZIP CODE: 99516 LO INV#:
 TYPE: Sgl Fam Rs / In City ZONING: R6 LIST PRICE: \$329,900
 STRUCTURE: Existing BEDROOMS: 3 ORIG PRICE: \$329,900
 FLOOR STYLE: Sd/CASplt BATHS: 2.00 LISTED: 06/13/2005
 CONSTRUCT: 2x4 Frame BUILT: 1975 EXPIRES:
 FOUNDATION: Concrct Blk REMODEL: 2005 SO COMM: 3.00
 EXT/ROOF: T-111 / Shingle CONTRACT: Excl Right Sell
 WTRFRNT: No Wtrfront ACCESS: Paved / Maintaind / Dedicated
 VIEW TYPE: Mountains / City Lights / Partial

TAX ID: 0152023400001 TAX BOOK: TAX MAP: TAX SUB#:
 ELEC MAP#: LATITUDE: 0.000000 LONGITUDE: 0.000000 BASE MAP#:

APX SF: FIN UNF HEAT TYPE: GHWBB SEWER TYPE: Septic
 BSMT: FUEL: Nat Gas PROVIDER:
 FLR1: 960 FUEL CO: SEPTIC APRVD: 2003 #BRS: 3 #GALS: 1250
 FLR2: 1274 AVG \$ MO: Oil/ Elec/ WATER TYPE: Privt Well
 FLR3: TANK SIZE: GAL/YR USED: PROVIDER:
 TOTAL SF: 2234 ENERGY RATE: WELL DEPTH: 61
 APX LT SF: 21222 MISC: Discl Avail / Sign Posted
 APX ACRE: 0.49

#GARAGES: 2 GAR APX SF: 551 BR BA LR FR KT UR DR XR
 GAR TYPE: Heated / Attached BSMT: XRM:
 PERMIT #: FLR 1: 1 0.75 1 XRM:
 BUILDER: FLR 2: 2 1.00 1 1 1 XRM: Solar Room
 DINING RM: Area / Bkfst Nk/Bar FLR 3: XRM:
 INTERIOR Fireplace / Refrig / Ov/Rng / Dishwashr / Disposal / Wndw Cvrng / Fam Rm
 FEATURES: Spa+orSauna / W+orD Hkup / Electric / Telephone / Trash Comp
 ADD'L View / Deck/Patio / RV Parking / Fence / Gar Opener / Cov/Restrict / Fire Svc
 FEATURES: Rd Svc Area / Sun Room / Cable TV / Landscaping
 SCHOOLS: ELEMENTARY: Huffman MIDDLE: Goldenview HIGH: South Anchorage
 HOA/PH: HOA DUES/MO:

PUBLIC Info package, virtual tour, www.RealS8.com. Beautiful flat cul-de-sac lot on mid-hillside. South High district. Sun addition off master BR on S side of
 REMARKS: home. Big garage, shed, outdoor hot tub included. Hardwood floors, marble FP, ceramic tile. Newer septic, 99', tested/approved 2003. New furnace, water htr 2003, driveway rebuilt 2005.

TAXES: \$4,059 TAX YR: 2005 MILL RATE: 14.83 ASSMNTS: \$ \$ TO ASSUME:
 1st DEED: 1st PMT: 1st RATE: INCLUDING: 2nd DEED: 2nd PMT:
 AVAIL FIN: Cash / FHA / VA / Conv / AHFC MIN EM REQ'D: \$3,000

PROPERTY CONTACT: Gina Whitney 907-868-1198 POSSESSION: Negotiable
 SELLER: Lawrence Biskowski
 TO SHOW: Elec LB / Call 1st/LB
 DIRECTIONS: Off Elmore between O'Malley & Huffman. E on either Passage or Frontier. Sunstone is E off Wilderness.
 MEMBER Tenant/housitter is very accommodating for showings. CF/LB. She has office job, generally not home daytimes, but home is not "staged" for showing.
 REMARKS: Dog in garage is friendly, can go to back yard if it wants to. Listing office to hold earnest money. Appraisal is buyer cost.

LL1: 9284 Niel Thomas LL2: 0
 HM: 907-345-1552 MBL: 907-244-5648 HM: MBL:
 DIR: 907-265-9106 DIR FAX: 907-276-4514 DIR: DIR FAX:
 LO1: 515 Coldwell Banker Fortune LO1 PH: 907-562-7653
 LO2: 0 LO2 PH:

SL: 0 PH: OFF MARKET: DAYS ON
 SO: 0 PH: PENDED: MARKET: 1
 SALE PRICE: \$0 TYPE FINANCE: SOLD: CONCESSIONS: