

Address: 12711 TANADA Circle



Listing #	09-2925	Price-List	\$ 224,900
Status	Active	Near	Anchorage
Zip Code	99515	Type	Multi-Family
Beds	4	Baths	2.00
SF-Building Apx	2,170	Bldgs-Ttl #	1
Carport	0	Garage	0
Units-Ttl #	2	Prkg Spcs	4
Latitude	61.105163	Longitude	-149.849898
Year Built	1976	Income-Gross Annual	

Exp-Annual

Area: 20 - Dimond South
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: R2M - Multi Family Residential

School-Elementary	Ocean View	School-Middle	Goldenview	School-High	South Anchorage
SF-Building Apx	2,170	Prkg Spcs	4	SF-Lot	7,665
Acres	0.18	Grid # (Muni Anch)	SW2832	Tax Map #-Mat-Su	N/A
Assessed Value	\$ 253,100	Tax ID	0180251000001	Taxes	\$ 3,741
Tax Year	2008	Year Built	1976	Year Remodeled	
Year Updated		Price-List	224,900.00	Energy Rating	
Construction Status	Existing Structure	Remote Description			

Directions: East on Huffman from Old Seward Highway, S on Landmark, L on Tanada Lp, L on Tanada Circle.

Legal: Tanaga Terr L7 B3

Public Remarks: Prop. details, owner standard forms on LL web site. Institutional owner, seller responds promptly. All cash offers are eligible for an expedited closing, pending clear title and/or hazard claim resolution, of approx. 15 business days. South Anchorage duplex with nice fenced yard, 2 sheds. Lots of laminate, average condition.

Multi-Family Type: Duplex
Building Info: Units- # of 2 BR: 2
Exterior Finish: Wood
Roof Type: Asphalt/Comp Shingle
Foundation Type: Concrete Block
Garage Type: None
Carport Type: None
Heat Type: Baseboard
Fuel Type: Natural Gas
Sewer-Type: Public
Water-Type: Public
Access Type: Dedicated Road; Paved; Maintained

Construction Type: Wood Frame - 2x4
View Type: Mountains; Partial
Topography: Level
Wtrfrnt-Frontage: None
Wtrfrnt-Access Near: None
Docs Avl for Review: Docs Posted on MLS

New Finance (Terms): Cash; Conventional; FHA; VA

Features-MultiFamily: DSL-Cable Available; Covenants; Washer/Dryer HkUp; In City Limits

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

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

LO: Coldwell Banker Best Properties

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