

**Address:** 3521 TANGLEWOOD Place



<b>Listing #</b>	08-14850	<b>Price-List</b>	\$ 185,000
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99517	<b>Type</b>	Multi-Family
<b>Beds</b>	3	<b>Baths</b>	2.00
<b>Acres</b>	0.18	<b>Bldgs-Ttl #</b>	1
<b>Carport</b>	0	<b>Garage</b>	0
<b>Units-Ttl #</b>	2	<b>Prkg Spcs</b>	3
<b>Latitude</b>	61.188591	<b>Longitude</b>	-149.951498
<b>Year Built</b>	1976	<b>Income-Gross Annual</b>	

**Exp-Annual**

**Area:** 10 - Spenard  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Zoning:** R2A - Two Family Residential

<b>School-Elementary</b>	Lake Hood	<b>School-Middle</b>	Romig	<b>School-High</b>	West Anchorage
<b>Energy Rating</b>		<b>Remote Description</b>		<b>SF-Building Apx</b>	1,768
<b>SF-Lot</b>	7,785	<b>Assessed Value</b>	\$ 233,900	<b>Tax ID</b>	0100732300001
<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW1626	<b>Taxes</b>	\$ 3,482
<b>Tax Year</b>	2008	<b>Construction Status</b>	Existing Structure	<b>Year Remodeled</b>	
<b>Year Updated</b>		<b>Prkg Spcs</b>	3	<b>Price-List</b>	185,000.00

**Directions:** South on Wisconsin from Northern Lights to West on Milky Way, South on Tanglewood, duplex on the left.

**Legal:** Hawthorne #1 B2 L8

**Public Remarks:** Property information, owner special forms, past owner disclosures and inspection report on listing licensee web site. Bank-foreclosed duplex in convenient West Anchorage residential area close to city park. Offers will first be considered after 10 AM Nov 12. Property sold as-is, price reflects condition, no repairs implied.

**Multi-Family Type:** Duplex; Up and Down  
**Building Info:** Units-# of 1 BR: 1; Units- # of 2 BR: 1  
**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

**View Type:** Mountains; Partial  
**Topography:** Level  
**Wtrfrnt-Frontage:** None  
**Wtrfrnt-Access Near:** None  
**Docs Avl for Review:** As-Built; Docs Posted on MLS; Home Inspection

**Mortgage Info:** EM Minimum Deposit: 2,000  
**New Finance (Terms):** Cash; Conventional; Other-See Remarks

**Features-MultiFamily:** DSL-Cable Available; Fixer-Upper; Washer/Dryer HkUp

**LO:** 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 Monday, November 03, 2008 5:15 PM**

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