

Address: 1701 THUJA Avenue



Listing #	09-1670	Price-List	\$ 150,000
Status	Active	Near	Anchorage
Zip Code	99507	Type	Residential
Bedrooms	3	Baths	1.00
Acres	0.10	Carport #	0
Garage #	0	Latitude	61.127338
Longitude	-149.850782	Unit #	
Year Built	1985		

MLS Area: 30 - Abbott Rd - Dearmoun Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R2A - Two Family Residential

School-Elementary	Bowman	School-Middle	Hanshew	School-High	Service
Energy Rating		Remote Description		SF-Gar	
SF-Lot	4,500	SF-Res	1,055	LPSqFt\$	142.18
Tax ID	0162851400001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW2532
Taxes	\$ 2,529	Tax Year	2008	Construction Status	Existing Structure
Year Remodeled		Year Updated			

Directions: North on Brayton Drive from O'Malley, right on Thuja, home is on the left side of the street.

Legal: CEDAR HOLLOW BLK 3 LT 13

Public Remarks: Property details, owner standard forms on listing licensee web site. Institutional owner, seller responds promptly. Offers due by 5:00 pm on Wednesday, Feb 18, 2009. Single family detached home in convenient neighborhood. Satellite dish on roof. Lots of hardwood flooring, large wrap-around deck, good sun exposure.

Residential Type: Single Family Res; ZLL - Detached
Construction Type: Wood Frame - 2x4
Exterior Finish: Wood
Roof Type: Asphalt/Comp Shingle
Foundation Type: Concrete Block
Floor Style: Ranch-Traditional
Garage Type: None
Carport Type: None

Heat Type: Forced Air
Fuel Type: Natural Gas
Sewer Type: Public
Water-Type: Public
Dining Room Type: Area
Access Type: Dedicated Road; Paved; Maintained
Topography: Level
Wtrfrnt-Frontage: None

Wtrfrnt-Access Near: None
New Finance (Terms): Cash; Conventional; FHA
Mortgage Info: EM Minimum Deposit: 1,500
Docs Avl for Review: Docs Posted on MLS

Features-Interior: Dishwasher; Disposal; Electric; Range/Oven; Telephone; Washr&/Or Dryer Hkup; BR/BA on Main Level; Carpet; Hardwood Flooring

Features-Additional: Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Landscaping; Road Service Area; Satellite Dish; In City Limits; DSL/Cable Available

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 Friday, February 13, 2009 5:51 PM

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