


<b>Address:</b> 11305 VIA BALBOA							
	<b>Listing #</b>	08-14496	<b>Price-List</b>	\$ 160,000			
	<b>Status</b>	Active	<b>Near</b>	Anchorage			
	<b>Zip Code</b>	99515	<b>Type</b>	Residential			
	<b>Bedrooms</b>	2	<b>Baths</b>	1.50			
	<b>Acres</b>	0.22	<b>Carpport #</b>	0			
	<b>Garage #</b>	0	<b>Latitude</b>	61.118581			
	<b>Longitude</b>	-149.883149	<b>Unit #</b>				
	<b>Year Built</b>	1970					
<b>MLS Area:</b> 20 - Dimond South <b>Borough/Census Area:</b> 1A - Anchorage Municipality <b>Region:</b> 1 - Southcentral Alaska Region <b>Builder Name &amp; Co:</b> <b>Zoning:</b> R1 - Single Family Residential							
<b>School-Elementary</b>	Klatt	<b>School-Middle</b>	Hanshew	<b>School-High</b>	Service		
<b>Energy Rating</b>		<b>Remote Description</b>		<b>SF-Gar</b>			
<b>SF-Lot</b>	9,500	<b>SF-Res</b>	1,056	<b>LPSqFt\$</b>	151.52		
<b>Tax ID</b>	0161421800001	<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW2630		
<b>Taxes</b>	\$ 2,775	<b>Tax Year</b>	2008	<b>Construction Status</b>	Existing Structure		
<b>Year Remodeled</b>		<b>Year Updated</b>					
<b>Directions:</b> N off Klatt on Via Appia, right on Via Balboa, home on the right. Neighborhood is east of C St and West of the AKRR tracks. <b>Legal:</b> Mesa Verde L17 B3 <b>Public Remarks:</b> Full details, owner standard forms on listing licensee web site. Big mostly-fenced yard, convenient South Anchorage neighborhood off Klatt near C St, just two streets loop-around. Remodeling and updating of one bath and partial in kitchen, includes granite countertop, condition fair otherwise. Bank-owned property, not a short sale. Seller responds to offers promptly. Interior is being repainted.							
<b>Residential Type:</b> Single Family Res	<b>Heat Type:</b> Baseboard		<b>Wtrfrnt-Access Near:</b> None				
<b>Construction Type:</b> Wood Frame - 2x4	<b>Fuel Type:</b> Natural Gas		<b>New Finance (Terms):</b> AHFC; Cash;				
<b>Exterior Finish:</b> Wood	<b>Sewer Type:</b> Public		Conventional; FHA; VA				
<b>Roof Type:</b> Asphalt/Comp Shingle	<b>Water-Type:</b> Public		<b>Mortgage Info:</b> EM Minimum Deposit: 2,000				
<b>Foundation Type:</b> Concrete Block	<b>Dining Room Type:</b> Area		<b>Docs Avl for Review:</b> Docs Posted on MLS				
<b>Floor Style:</b> Ranch-Traditional	<b>Access Type:</b> Dedicated Road; Private;						
<b>Garage Type:</b> None	Maintained						
<b>Carpport Type:</b> None	<b>View Type:</b> Mountains; Partial						
	<b>Topography:</b> Level						
	<b>Wtrfrnt-Frontage:</b> None						
<b>Features-Interior:</b> Dishwasher; Disposal; Washr&/Or Dryer Hkup; BR/BA on Main Level; Carpet; Hardwood Flooring; Range-Downdraft; Smoke Detector(s)							
<b>Features-Additional:</b> View; Covenant/Restriction; Fence; Fire Service Area; Fixer Upper; Landscaping; Road Service Area; RV Parking; In City Limits; DSL/Cable Available							
<b>Room Name</b>	<b>Room Level</b>	<b>No. of Rooms</b>	<b>Room Remarks</b>	<b>Room Name</b>	<b>Room Level</b>	<b>No. of Rooms</b>	<b>Room Remarks</b>
Bath-Full		1		Bath-Full	1	1	Remodeled, very nice
Dining Room	1	1	Area	Bath-Half	1	1	
Dining Room	1	1	Some cabinets not installed	Bedroom	1	2	
Living Room	1	1					
Utility Room	1	1					
<b>LO:</b> Coldwell Banker Best Properties							
<b>LO2:</b> 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 Tuesday, January 27, 2009 7:09 PM

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