

Address: 5338 WOOD HALL Drive



©2008 COPYRIGHT

Listing #	08-4621	Price-List	\$ 465,000
Status	Active	Near	Anchorage
Zip Code	99516	Type	Residential
Bedrooms	4	Baths	2.50
Acres	0.31	Carport #	0
Garage #	3	Latitude	61.072774
Longitude	-149.782355	Unit #	
Year Built	2003		

MLS Area: 25 - Dearmoun Rd - Potter Marsh
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co: Hultquist
Zoning: R3 - Multiple Family Residential

School-Elementary	Bear Valley	School-Middle	Goldenview	School-High	South Anchorage
Energy Rating	4+	Remote Description		SF-Gar	800
SF-Lot	13,431	SF-Res	2,476	LPSqFt\$	187.80
Tax ID	0204834100001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW3237
Taxes	\$ 5,194	Tax Year	2007	Construction Status	Existing Structure
Year Remodeled		Year Updated			

Directions: Rabbit Creek Rd, Rt on Bridgeview to R on Wood Hall, home on left.

Legal: Goldenview Park Ph F1B B11 L99

Public Remarks: Full details and special seller forms on listing licensee web site. Acquired property, bank-owned. Traditional two-story in popular neighborhood. Maple cabinetry, granite countertops, birch laminate flooring, 75 gal water htr. Large lot, backs on low density area. Attractive porch. Walk-in closets every bedroom. Good views toward city lights. offers due 4/16 6 PM.

Residential Type: Single Family Res
Association Info: Dues-HOA Name: Goldenview Park; Dues-Amount: 62; Dues-Frequency: Monthly
Exterior Finish: Wood
Roof Type: Asphalt/Comp Shingle
Foundation Type: Concrete Block
Floor Style: Two-Story Tradtnl
Garage Type: Attached; Heated
Carport Type: None

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

Wtrfrnt-Access Near: None
New Finance (Terms): AHFC; Cash; Conventional; FHA; VA
Mortgage Info: EM Minimum Deposit: 5,000
Docs Avl for Review: Docs Posted on MLS

Features-Interior: Disposal; Family Room; Fireplace; Washr&/Or Dryer Hkup; Window Coverings; CO Detector(s); Carpet; Ceiling Fan(s); Hardwood Flooring; Smoke Detector(s)

Features-Additional: View; Covenant/Restriction; Deck/Patio; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms
Dining Room	1	1	Bath-Full	2	1
Family Room	1	1	Bath-Half	1	1
Kitchen	1		Master Bedroom	2	1
Living Room	1	1	Bedroom	2	3
Utility Room	2	1			
Master Bath	2	1			

LO: Coldwell Banker Best Properties (907) 562-7653

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 Saturday, April 12, 2008 9:13 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.