

Address: 3409 Woodland Park Drive



Listing #	07-6461	Price-List	\$ 424,500
Status	Active	Near	Anchorage
Zip Code	99517	Type	Residential
Bedrooms	4	Baths	3.00
Acres	0.32	Carport #	0
Garage #	4	Latitude	61.189162
Longitude	-149.926296	Unit #	
Year Built	1976		

MLS Area: 10 - Spenard
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R1 - Single Family Residential

School-Elementary	Northwood	School-Middle	Romig	School-High	West Anchorage
Energy Rating		Remote Description		SF-Gar	1,170
SF-Lot	14,000	SF-Res	3,090	LPSqFt\$	137.38
Tax ID	0100913100001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW1628
Taxes	\$ 6,898	Tax Year	2006	Construction Status	Existing Structure
Year Remodeled		Year Updated			

Directions: W on 36th from Minnesota to R on Woodland Park Dr.

Legal: Woodland Park L17F&18F

Public Remarks: Central location with total southern sun and mountain views across two vacant lots offered for sale separately, see MLS #07-6465. Large south-facing deck. Huge garage/workshop, double deep with double door. Home and driveway area on two city lots, total tax valuation \$455,800.

Residential Type: Single Family Res
Construction Type: Wood Frame
Exterior Finish: Wood
Roof Type: Asphalt/Comp Shingle
Foundation Type: Concrete Block
Floor Style: Two-Story Reverse
Garage Type: Heated; Tuck Under
Carport Type: None

Heat Type: Baseboard
Fuel Type: Natural Gas
Sewer Type: Public
Water-Type: Public
Dining Room Type: Formal
Access Type: Dedicated Road; Paved; Maintained
View Type: Mountains; Unobstructed
Topography: Level
Wtrfrnt-Frontage: None

Wtrfrnt-Access Near: None
New Finance (Terms): AHFC; Cash; Conventional; FHA
Mortgage Info: EM Minimum Deposit: 5,000
Docs Avl for Review: As-Built; Docs Posted on MLS; Floor Plan; Home Inspection; Prop Discl Available

Features-Interior: Central Vac; Dishwasher; Disposal; Electric; Family Room; Fireplace; Humidifier; Microwave (B/I); Refrigerator; Security System; Sauna; Telephone; Trash Compactor; Washr&/Or Dryer Hkup; Wet Bar; Window Coverings; Workshop; BR/BA on Main Level; CO Detector(s); Freezer-Stand Alone; Washer &/Or Dryer; Carpet; Ceiling Fan(s); Range-Downdraft; Smoke Detector(s)
Features-Additional: View; Deck/Patio; Fence; Fire Service Area; Garage Door Opener; Landscaping; Road Service Area; RV Parking; Satellite Components; Satellite Dish; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms
Dining Room	2	1	Bath-Full	1	1
Family Room	1	1	Bath-Three Qtr	2	1
Living Room	2	1	Master Bedroom	2	1
Utility Room	1		Bedroom 2	2	1
Master Bath	2	1	Bedroom 3	1	1
			Bedroom 4	1	1

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

All information is deemed reliable, but is not guaranteed. Measurements are approximations. School boundaries are subject to change. Verification of listing data by all parties is recommended. See [copyright notice](#).

Prepared by Niel Thomas, ABR, CCIM, CRS on Wednesday, August 29, 2007 10:10 AM

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