

ADDRESS: 1800 Kodiak Dr AREA: 45 LISTING #: 4110910  
 LEGAL: Chester Valley #3 L25 B3 GRID: 1440 STATUS: ACTIVE  
 NEAR: Anchorage ZIP CODE: 99504 LO INV#:  
 TYPE: Sgl Fam Rs ZONING: R1 LIST PRICE: \$216,000  
 STRUCTURE: Existing BEDROOMS: 4 ORIG PRICE: \$222,000  
 FLOOR STYLE: Split Ent BATHS: 2.00 LISTED: 09/03/2004  
 CONSTRUCT: 2x4 Frame BUILT: 1970 EXPIRES:  
 FOUNDATION: Concrct Blk REMODEL: 2001 SO COMM: 3.00  
 EXT/ROOF: Aluminum / Shingle CONTRACT: Excl Right Sell  
 WTRFRNT: Creek / Canal ACCESS: Paved / Maintaind / Dedicated  
 VIEW TYPE: Mountains / Partial

TAX ID: 0062170600001 TAX BOOK: TAX MAP: TAX SUB#:  
 ELEC MAP#: LATITUDE: 61.204620 LONGITUDE: 149.741821 BASE MAP#:

APX SF: FIN UNF HEAT TYPE: GHWBB SEWER TYPE: Public  
 BSMT: 1092 FUEL: Nat Gas PROVIDER: AWWU  
 FLR1: 1132 FUEL CO: SEPTIC APRVD: #BRS: #GALS:  
 FLR2: AVG \$ MO: Oil/ Elec/ WATER TYPE: Public Wtr  
 FLR3: TANK SIZE: GAL/YR USED: PROVIDER: AWWU  
 TOTAL SF: 2226 ENERGY RATE: WELL DEPTH:  
 APX LT SF: 9816 MISC: Discl Avail / Sign Posted / Nego Slr Asst  
 APX ACRE: 0.23

#GARAGES: 1 GAR APX SF: 406 BR BA LR FR KT UR DR XR  
 GAR TYPE: Attached BSMT: 1 1.00 1 1 1 1 XRM:  
 PERMIT #: FLR 1: 3 1.00 1 1 1 XRM:  
 BUILDER: FLR 2: XRM:  
 DINING RM: Area / Bkfst Nk/Bar FLR 3: XRM:  
 INTERIOR Fireplace / Refrig / Ov/Rng / Dishwashr / Disposal / Wndw Cvrng / Fam Rm  
 FEATURES: W+orD Hkup / Electric / Telephone  
 ADD'L View / Deck/Patio / RV Parking / Gar Opener / Cov/Restrict / Fire Svc / Rd Svc Area  
 FEATURES: Satlit Dish / Cable TV / Wtrfrnt AcS / Landscaping  
 SCHOOLS: ELEMENTARY: Susitna MIDDLE: Wendler HIGH: Bartlett  
 HOA/PH: HOA DUES/MO:  
 PUBLIC Interior photos, download info package, www.REALS8.com. Huge yard backs on Chester Creek. New roof, furnace in 01'. Oversized garage,  
 REMARKS: personnel door to back. 2nd ktn downstairs has sink, cooktop, compactor. Dish network dish stays.

TAXES: \$3,329 TAX YR: 2004 MILL RATE: 16.18 ASSMNTS: \$ \$ TO ASSUME:  
 1st DEED: 1st PMT: 1st RATE: INCLUDING: 2nd DEED: 2nd PMT:  
 AVAIL FIN: Cash / FHA / VA / Conv / AHFC / VA O Dn MIN EM REQ'D: \$2,000

PROPERTY CONTACT: POSSESSION: Negotiable  
 SELLER: Scott R Grill  
 TO SHOW: Vacant / Elec LB  
 DIRECTIONS: W on Island Dr. from Muldoon to R on Kodiak. Or E on 17th from Patterson S of Debarr to R on Kodiak

MEMBER  
 REMARKS:

LA: 9284 Niel Thomas LA: 0  
 HM: 907-345-1552 MBL: 907-244-5648 HM:  
 DIR: 907-265-9106 DIR FAX: 907-276-4514 DIR: MBL:  
 LO: 515 Coldwell Banker Fortune LO PH: 907-562-7653 DIR FAX:  
 LO: 0 LO PH:

SA: 0 PH: OFF MARKET: DAYS ON  
 SO: 0 PH: PENDED: MARKET: 45  
 SALE PRICE: \$0 TYPE FINANCE: SOLD: CONCESSIONS: