

Address: 11200 LAKE OTIS Parkway



Listing #	11-13920	Price-List	\$ 90,000
Status	Active	Near	Anchorage
Zip Code	99516	Type	Vacant Land
Acres	0.33	Assessed Value \$	\$ 100,800
Down Payment	None/Unknown	Latitude	61.119363
Longitude	-149.834619		

Area: 30 - Abbott Rd - Dearmoun Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: R6 - Suburban Residential

School-Elementary	Bowman	School-Middle	Hanshew	School-High	Service
SF-Lot	14,438	Acres	0.33	Remote Description	
Grid # (Muni Anch)	SW2633	Tax Map #-Mat-Su	N/A	Tax ID	0161012800001
Taxes	\$ 1,598	Tax Year	2011	LPSqFt\$	6.23

Directions: North of corner of Lake Otis and Willene, between O'Malley and Huffman.

Legal: Bruin Park L27 B5

Public Remarks: Full details on listing licensee website. Lot is adjacent to owner's residence listed as MLS #11-13919. This parcel will first be offered to purchaser of the residence. Mutually-agreed terms, cash, financed or owner-financed. Buyer to verify all utility information. Sewer believed to be on-site, former owner's drawing in package.

Vacant Land Type: Residential New Finance (Terms): Other - See Remarks; Owner Finance	Topography: Level View Type: Mountains; Unobstructed Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Utilities: Pub Wtr Provdr Name: AWWU; Nat Gas - Adj Site; Elec - On Site; Pub Wtr - Adj Site; Sewer - On Site; Telephone - On Site; Electric-Underground	Access: Maintained; Dedicated Road; Paved Road Maintenance: Road Mntd All Year Mortgage Info: Min EM Deposit: 1,000 Documents: Docs Posted on MLS; Prop Discl Available
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Land Features: DSL/Cable Available; Curb & Gutters; Fire Service Area; Mobile Home Ok; Multi-Family Ok; Southern Exposure; Storm Drain; Stub Out - Sewer; View; Trees - Cleared

LO: Coldwell Banker Best Properties

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein.

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Prepared by Niel Thomas, ABR,CCIM,CRS on Monday, October 31, 2011 11:00 AM

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