

Address: 4705 KENAI Avenue



Listing #	10-916	Price-List	\$ 155,000
Status	Active	Near	Anchorage
Zip Code	99508	Type	Residential
Bedrooms	4	Baths	2.00
SF-Res	2,200	Carpport #	0
Garage #	0	Latitude	61.220366
Longitude	-149.791670	Unit #	
Year Built	1958		

MLS Area: 40 - Seward Hwy to Boniface Pkwy
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R1 - Single Family Residential

School-Elementary	Wonder Park	School-Middle	Clark	School-High	Bartlett
SF-Res	2,200	SF-Gar		SF-Lot	10,220
Acres	0.23	LPSqFt\$	70.45	Energy Rating	
Grid # (Muni Anch)	SW1237	Construction Status	Existing Structure	Tax Map #-Mat-Su	N/A
Tax ID	0062912000001	Taxes	\$ 3,506	Tax Year	2009
Year Built	1958	Year Remodeled		Year Updated	

Remote Description

Directions: From DeBarr Rd, North on Pine Street, East on Kenai Avenue.

Legal: Wonder Park B1 L5

Public Remarks: Raised ranch on very large flat fenced yard. Condition cosmetically fair at best, significant amount of deferred maintenance. HOME INSPECTION REPORT added to info pkg 5/20, please review. Price reflects condition.

Residential Type: Single Family Res Construction Type: Wood Frame - 2x4 Exterior Finish: Wood Roof Type: Unknown-BTV Foundation Type: Concrete Block Floor Style: Ranch-Raised Garage Type: None Carpport Type: None	Heat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Public Water-Type: Public Dining Room Type: Area Access Type: Dedicated Road; Paved; Maintained View Type: Mountains; Partial Topography: Level Wtrfrnt-Frontage: None	Wtrfrnt-Access Near: None New Finance (Terms): Cash; Conventional Mortgage Info: EM Minimum Deposit: 2,000 Docs Avl for Review: Docs Posted on MLS; Home Inspection
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Features-Interior: Electric; Family Room; Refrigerator; Washr&/Or Dryer Hkup; CO Detector(s); Carpet; Laminate Flooring; Smoke Detector(s)

Features-Additional: View; Covenant/Restriction; Deck/Patio; Private Yard; Fenced Yard; Fire Service Area; Fixer Upper; Landscaping; Road Service Area; Satellite Dish; In City Limits; DSL/Cable Available; Cable TV

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-Full	2	1
Kitchen	2	1	Bedroom	2	2
Kitchen			Bedroom	1	2
Living Room	2	1			
Utility Room	1	1			

LO: Coldwell Banker Best Properties
LO2: Coldwell Banker Best Properties

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2010 [MLS](#) and [FBS](#).

Prepared by Niel Thomas, ABR,CCIM,CRS on Friday, June 25, 2010 6:32 AM

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