

**Address:** 1004 W 77th Avenue



<b>Listing #</b>	08-2141	<b>Price-List</b>	\$ 229,500
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99518	<b>Type</b>	Residential
<b>Bedrooms</b>	3	<b>Baths</b>	2.50
<b>Acres</b>	0.07	<b>Carport #</b>	0
<b>Garage #</b>	2	<b>Latitude</b>	61.151263
<b>Longitude</b>	-149.898030	<b>Unit #</b>	
<b>Year Built</b>	1975		

**MLS Area:** 15 - W Tudor Rd - Dimond Blvd  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:**  
**Zoning:** R2M - Multi Family Residential

<b>School-Elementary</b>	Campbell	<b>School-Middle</b>	Mears	<b>School-High</b>	Dimond
<b>Energy Rating</b>		<b>Remote Description</b>		<b>SF-Gar</b>	504
<b>SF-Lot</b>	2,893	<b>SF-Res</b>	1,760	<b>LPSqFt\$</b>	130.40
<b>Tax ID</b>	0122067600001	<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW2229
<b>Taxes</b>	\$ 2,969	<b>Tax Year</b>	2007	<b>Construction Status</b>	Existing Structure
<b>Year Remodeled</b>	2003	<b>Year Updated</b>	2003		

**Directions:** West on 76th from Arctic. Left on Stanley, immediate right on 77th. Home on the left.

**Legal:** Colonial Village Townhome L21

**Public Remarks:** Townhome with land ownership, big unit and double garage. Front courtyard. Rear opens to common play area and south-facing deck and can be fenced. Updated in 2003, new carpet, vinyl, paint, boiler, water heater, garage door and floor, designer touches. HOA maintains common areas, water/sewer, exterior buildings, snow plow. Two-story, all BR's up. Visit listing licensee website for info package.

**Residential Type:** Single Family Res; Townhouse  
**Association Info:** Dues-HOA Name: Colonial Village; Dues-HOA Phone #: 563-3345; Dues-Amount: 165; Dues-Frequency: Monthly  
**Construction Type:** Wood Frame  
**Exterior Finish:** Wood  
**Roof Type:** Asphalt/Comp Shingle  
**Foundation Type:** All Weather Wood; Poured Concrete  
**Floor Style:** Two-Story Tradtnl  
**Garage Type:** Detached; Heated  
**Carport Type:** None

**Heat Type:** Baseboard  
**Fuel Type:** Natural Gas  
**Sewer Type:** Public  
**Water Type:** Public  
**Dining Room Type:** Breakfast Nook/Bar; Area  
**Access Type:** Dedicated Road; Paved; Maintained  
**View Type:** Mountains; Partial  
**Topography:** Level  
**Wtrfrnt-Frontage:** None

**Wtrfrnt-Access Near:** None  
**New Finance (Terms):** AHFC; Cash; Conventional; FHA; VA  
**Mortgage Info:** EM Minimum Deposit: 2,500  
**Docs Avl for Review:** Docs Posted on MLS; Home Inspection; Prop Discl Available

**Features-Interior:** Dishwasher; Disposal; Family Room; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; Window Coverings; CO Detector(s); Washer &/Or Dryer; 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; RV Parking; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Dining Room	1	1	Large, off kitchen	Bath-Total	2	1	
Family Room	1	1		Bath-Half	1	1	Beautiful remodel
Kitchen	1	1	Open to dining, fam rms	Master Bedroom	2	1	Very large, nice views
Living Room	1	1	Formal, w/fireplace	Bedroom	2	2	
Utility Room	1	1	Washer-drier set included				
Extra Room	1	1	Entry foyer, hardwood floor				
Master Bath	2	1					

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

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**Prepared by Niel Thomas, ABR, CCIM, CRS on Saturday, February 23, 2008 8:29 AM**

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