

Address: 6101 Alpine Woods Drive



Listing #	09-15589	Price-List	\$ 400,000
Status	Active	Near	Anchorage
Zip Code	99516	Type	Residential
Bedrooms	3	Baths	2.50
SF-Res	2,388	Carport #	0
Garage #	2	Latitude	
Longitude		Unit #	
Year Built	1984		

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

School-Elementary	Huffman	School-Middle	Hanshev	School-High	South Anchorage
SF-Res	2,388	SF-Gar		SF-Lot	33,075
Acres	0.76	LPSqFt\$	167.50	Energy Rating	
Grid # (Muni Anch)	SW2738	Construction Status	Existing Structure	Tax Map #-Mat-Su	N/A
Tax ID	0152345400001	Taxes	\$ 4,474	Tax Year	2008
Year Built	1984	Year Remodeled	2009	Year Updated	

Remote Description

Directions: East on O'Malley. South on Birch Road. East on Downey Finch. Go past first Alpine Woods Drive sign. Take a right on Second Alpine Woods Drive sign. Second drive on the right.

Legal: Alpine Woods L4 B4

Public Remarks: Full details, info package and disclosures, seller paperwork on listing licensee website. Mid-Hillside well-respected neighborhood with many larger and more costly homes. All-cedar sided, well-maintained by long-term owner/transferee. Community water, tested/approved septic. Paved street recently upgraded by HOA. Lovely landscaping, lots of paved parking. Extensive laminate floors, updated baths.

Residential Type: Single Family Res

Association Info: Association Name: Alpine Woods; Manager Contact: Betina Thibideaux; Manager Phone #: 947-5292; Dues-Amount: 430; Dues-Frequency: Quarterly

Construction Type: Wood Frame - 2x4

Exterior Finish: Wood

Roof Type: Wood Shake

Foundation Type: Concrete Block

Floor Style: Two-Story Reverse

Garage Type: Heated; Tuck Under

Carport Type: None

Heat Type: Forced Air

Fuel Type: Natural Gas

Sewer Type: Septic

Water-Type: Community Well

Dining Room Type: Breakfast Nook/Bar; Area

Access Type: Dedicated Road; Paved; Maintained

View Type: Mountains; Partial

Topography: Gently Rolling

Wtrfrnt-Frontage: None

Wtrfrnt-Access Near: None

New Finance (Terms): AHFC; Cash; Conventional; FHA; VA

Mortgage Info: EM Minimum Deposit: 5,000

Docs Avl for Review: As-Built; CC&R's; Docs

Posted on MLS; Prop Discl Available; Well & Septic Test

Features-Interior: Elec Air Cleaner; Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Humidifier; Telephone; Trash Compactor; Washr&/Or Dryer Hkup; Window Coverings; Wood Stove; BR/BA on Main Level; Jetted Tub; Carpet; Laminate Flooring; Range-Downdraft; Smoke Detector(s)

Features-Additional: View; Covenant/Restriction; Deck/Patio; Private Yard; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; RV Parking; In City Limits; DSL/Cable Available; Paved Driveway; Cable TV

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms
Dining Room	2	1		Bath-Full	2	1
Kitchen	2	1		Bath-Full	1	1
Living Room	2	1		Master Bedroom	2	1
Great Room	2	1		Master Bedroom	2	1
Extra Room	1	1	Study	Bedroom	1	2
Extra Room	2	2	Dining area, family room			

LO: Coldwell Banker Best Properties

LO2: Coldwell Banker Best Properties

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. © 2010 [MLS](#) and [FBS](#).

Prepared by Niel Thomas, ABR,CCIM,CRS on Thursday, January 07, 2010 11:30 AM

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