

**Address:** 2705 Arlington Drive



<b>Listing #</b>	09-11940	<b>Price-List</b>	\$ 469,900
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99517	<b>Type</b>	Residential
<b>Bedrooms</b>	4	<b>Baths</b>	3.50
<b>SF-Res</b>	3,560	<b>Carpport #</b>	0
<b>Garage #</b>	2	<b>Latitude</b>	61.195739
<b>Longitude</b>	-149.920797	<b>Unit #</b>	
<b>Year Built</b>	1970		

**MLS Area:** 10 - Spenard  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:**  
**Zoning:** R1A - Single Family Residential

<b>School-Elementary</b>	Turnagain	<b>School-Middle</b>	Romig	<b>School-High</b>	West Anchorage
<b>SF-Res</b>	3,560	<b>SF-Gar</b>	550	<b>SF-Lot</b>	10,150
<b>Acres</b>	0.23	<b>LPSqFt\$</b>	131.99	<b>Energy Rating</b>	
<b>Grid # (Muni Anch)</b>	SW1528	<b>Construction Status</b>	Existing Structure	<b>Tax Map #-Mat-Su</b>	N/A
<b>Tax ID</b>	0012435800001	<b>Taxes</b>	\$ 7,153	<b>Tax Year</b>	2008
<b>Year Built</b>	1970	<b>Year Remodeled</b>		<b>Year Updated</b>	

**Remote Description**

**Directions:** West on Northern Lights, right on Arlington, 2nd house on the right.

**Legal:** Huntington Park #1 L5C B3

**Public Remarks:** Property details, interior photos, owner standard forms on listing licensee web site. Institutional owner, seller responds promptly. Big house with sauna, wood burning fireplace, 2 family rooms, large pantry off kitchen, huge master with walk in closet and private bath. Concrete patio in back yard. Gravel RV parking pad w/gate in back, informal access through church parking lot.

**Residential Type:** Single Family Res  
**Construction Type:** Wood Frame  
**Exterior Finish:** Wood  
**Roof Type:** Asphalt/Comp Shingle  
**Foundation Type:** Poured Concrete  
**Floor Style:** Multi-Level  
**Garage Type:** Heated; Tuck Under  
**Carpport Type:** None

**Heat Type:** Baseboard  
**Fuel Type:** Natural Gas  
**Sewer Type:** Public  
**Water-Type:** Public  
**Dining Room Type:** Formal  
**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: 4,500  
**Docs Avl for Review:** Docs Posted on MLS

**Features-Interior:** Dishwasher; Disposal; Electric; Family Room; Fireplace; Microwave (B/I); Range/Oven; Security System; Sauna; Telephone; Washr&/Or Dryer Hkup; Window Coverings; Washer &/Or Dryer; Carpet

**Features-Additional:** View; Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Fixer Upper; Garage Door Opener; Landscaping; Road Service Area; RV Parking; In City Limits; DSL/Cable Available; Paved Driveway

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

All information is deemed reliable, but is not guaranteed. All measurements, square footage, etc. are approximations. School boundaries are subject to change. Verification of listing content by all parties is recommended and should be independently verified. See [copyright notice](#).

**Prepared by Niel Thomas, ABR, CCIM, CRS on Thursday, September 10, 2009 10:40 AM**

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