

Address: 1506 Atkinson Drive



<b>Listing #</b>	06-3694	<b>Price-List</b>	\$ 157,000
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99504	<b>Type</b>	Residential
<b>Bedrooms</b>	3	<b>Baths</b>	1.00
<b>Acres</b>	0.14	<b>Carport #</b>	0
<b>Garage #</b>	0	<b>Latitude</b>	61.207288
<b>Longitude</b>	-149.765027	<b>Unit #</b>	
<b>Year Built</b>	1954		

**MLS Area:** 45 - Boniface Pkwy to Muldoon Rd  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:**  
**Zoning:** R1 - Single Family Residential

<b>School-Elementary</b>	Nunaka Valley	<b>School-Middle</b>	Clark	<b>School-High</b>	East Anchorage
<b>Energy Rating</b>		<b>Remote Description</b>		<b>SF-Gar</b>	
<b>SF-Lot</b>	6,282	<b>SF-Lot Source</b>	MOA	<b>SF-Res Source</b>	MOA
<b>SF-Res</b>	1,306	<b>LPSqFt\$</b>	120.21	<b>SPSqFt\$</b>	
<b>Tax ID</b>	0061671400001	<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW1438
<b>Taxes</b>	\$ 2,458	<b>Tax Year</b>	2005	<b>Construction Status</b>	Existing Structure
<b>Year Remodeled</b>		<b>Year Updated</b>			

**Directions:** DeBarr E of Boniface, south on Atkinson, house on right

**Legal:** Nanaka Valley L3 BB

**Public Remarks:** Interior photos, download information package at www.RealS8.com. Classic E Anchorage ranch home in traditional neighborhood with community spirit and pride of ownership. Fenced yard and large shed w/electric. Home warranty. RV parking w/dump station to sewer. New roof 2002. New siding & wall insulation. Lots of living footage, garage has been converted to living space. Washer, drier, fridge stay

**Confidential:** Four elderly people living here, one in wheel chair, cannot easily leave for showings. Go show if no answer, LB on door. Lots of clutter, please be prepared for less than optimal showing conditions. Barky but harmless dog, 2 cats, bird in gilded cage. Good opportunity for someone who is handy. Price reflects lack of modernization and general cosmetic shortcomings.

**Residential Type:** Single Family Res  
**Construction Type:** Wood Frame  
**Exterior Finish:** Wood  
**Roof Type:** Asphalt/Comp Shingle  
**Foundation Type:** Poured Concrete  
**Miscellaneous:** Basement Status  
**Floor Style:** Ranch-Traditional  
**Garage Type:** None  
**Carport Type:** None

**Heat Type:** Forced Air  
**Fuel Type:** Natural Gas  
**Sewer Type:** Public  
**Water-Type:** Public  
**Dining Room Type:** Area  
**Access Type:** Dedicated Road; Paved; Maintained  
**Topography:** Level  
**Wtrfrnt-Frontage:** None

**Wtrfrnt-Access Near:** None  
**To Show:** Call First; Call Listng Licensee; Keybox - AK MLS; Other - See Remarks  
**Contract Particulars:** For Sale Sign Posted; Possession Recording; Slr Ast Cls Cst Nego  
**New Finance (Terms):** AHFC; Cash; Conventional; FHA; VA; VA 000 Down  
**Mortgage Info:** EM Minimum Deposit: 1,500  
**Docs Avl for Review:** As-Built; CC&R's; Docs Posted on MLS; Prop Discl Available

**Features-Interior:** Dishwasher; Disposal; Electric; Range/Oven; Refrigerator; Telephone; Washr&/Or Dryer Hkup; Window Coverings; BR/BA on Main Level; CO Detector(s); Washer &/Or Dryer; Carpet; Smoke Detector(s)

**Features-Additional:** Covenant/Restriction; Fence; Fire Service Area; Fixer Upper; Landscaping; Road Service Area; RV Parking; Home Warranty; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms
Living Room	1	1	Master Bedroom	1	1
Kitchen	1	1	Bedroom 2	1	1
Extra Room	1	1	Bedroom 3	1	1
Utility Room	1	1	Bath-Full	1	1

<b>Date-Listing</b>	3/22/2006	<b>Date-Expiration</b>	12/31/2006	<b>DOM</b>	0
<b>Price- Original List</b>	\$ 157,000	<b>Price-Sale</b>		<b>Date-Closing</b>	
<b>Date-Pending</b>		<b>Date-Back on Market</b>		<b>Contingent</b>	
<b>Pended Contingencies</b>		<b>Date-Contingent</b>		<b>Date-Status Change</b>	3/22/2006
<b>Date-Canceled</b>		<b>Date-Withdrawn</b>		<b>Commission to SO</b>	3.00
<b>Commission Type</b>	Percentage	<b>Conc Paid by Seller</b>		<b>Concession Amount</b>	
<b>Financing Type Sold</b>		<b>Contract Type</b>	Excl Right to Sell-No Excl	<b>Sellers Name</b>	Doug & Agnes Dietzel
<b>Contact Name</b>	Doug & Agnes	<b>Contact Phone #</b>	338-0242	<b>LO Cntrl #</b>	

**LL1:** Niel Thomas (907) 265-9106(907) 244-5648

**LO:** Coldwell Banker Fortune (907) 562-7653

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. See [copyright notice](#).

Prepared by Niel Thomas on Wednesday, March 22, 2006 4:24 PM

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