

Address: 7420 Augustine Drive



Listing #	09-11025	Price-List	\$ 268,800
Status	Active	Near	Anchorage
Zip Code	99504	Type	Residential
Bedrooms	5	Baths	2.75
SF-Res	2,822	Carpport #	0
Garage #	2	Latitude	61.196130
Longitude	-149.743212	Unit #	
Year Built	1973		

MLS Area: 45 - Boniface Pkwy to Muldoon Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R2A - Two Family Residential

School-Elementary	Susitna	School-Middle	Begich	School-High	Bartlett
SF-Res	2,822	SF-Gar	613	SF-Lot	8,924
Acres	0.20	LPSqFt\$	95.25	Energy Rating	
Grid # (Muni Anch)	SW1540	Construction Status	Existing Structure	Tax Map #-Mat-Su	N/A
Tax ID	0063621600001	Taxes	\$ 4,784	Tax Year	2009
Year Built	1973	Year Remodeled		Year Updated	

Remote Description

Directions: East on Northern Lights just before Muldoon, North on Augustine, House on left hand side. No closets in one of the BR's on levels 1&2.

Legal: Chester Heights #1 Tr2B L1

Public Remarks: Property details, owner standard forms on listing licensee web site. Institutional owner, seller responds promptly. Big house, with excellent SE exposure toward the mountains. Deck across front. Big shed in fenced yard. Boiler for gas heat appears newer.

Residential Type: Single Family Res
Construction Type: Wood Frame - 2x4
Exterior Finish: Metal
Roof Type: Asphalt/Comp Shingle
Foundation Type: Concrete Block
Floor Style: Split Entry
Garage Type: Heated; Tuck Under
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; Unobstructed
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

Features-Interior: Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Fireplace; Range/Oven; Security System; Telephone; Washr&/Or Dryer Hkup; Carpet

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

Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms	Room Remarks
Dining Room	2	1	Bath-Full	2	1	
Family Room	1	1	Bath-Full	1	1	
Kitchen	2	1	Master Bedroom	3	1	
Living Room	2	1	Bedroom	1	1	
Utility Room	1	1	Bedroom	2	1	
Master Bath	3	1	Bedroom	2	1	BR/Study (no closet)
			Bedroom	1	1	BR/Study (no closet)

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

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Prepared by Niel Thomas, ABR, CCIM, CRS on Thursday, September 10, 2009 5:36 PM

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