

Address: 6101 AUSTRIA Drive



Listing #	09-5122	Price-List	\$ 90,000
Status	Active	Near	Anchorage
Zip Code	99516	Type	Vacant Land
Acres	0.00	Assessed Value	\$
Down Payment		Latitude	61.057124
Longitude	-149.767950		

Area: 25 - Dearmoun Rd - Potter Marsh
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: R6 - Suburban Residential

School-Elementary	Bear Valley	School-Middle	Goldenview	School-High	South Anchorage
Remote Description		SF-Lot	42,554	Tax ID	020413080001
Grid # (Muni Anch)	SW3538	Tax Map #-Mat-Su	N/A	Taxes	\$ 979
Tax Year	2008				

Directions: Rabbit Creek Road to Goldenview. Left on Romania, Left on Spain, Left on Austria Drive. (Austria Drive from Romania does not cut through)

Legal: Paradise Valley L12-13 B7

Public Remarks: Property details, owner standard forms on listing licensee web site. Institutional owner, seller responds promptly. Two lots need to be sold together. 6101 Austria Drive & 6027 Austria Court. All cash offers are eligible for an expedited closing, pending clear title and/or hazard claim resolution, of approximately 15 business days.

Vacant Land Type: Residential New Finance (Terms): Cash	Topography: Sloping; Gently Rolling View Type: Inlet; Mountains; Unobstructed Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Utilities: Septic - None; Well - None; Electric-Unknown-BTV; Nat Gas-Unknown-BTV; Telephone-Unknown-BTV	Access: Maintained; Dedicated Road; Gravel Road Maintenance: Road Mntd All Year Mortgage Info: Min EM Deposit: 1,500 Documents: Docs Posted on MLS
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Land Features: In City Limits; Southern Exposure; View; Trees - Sparse

LO: 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 Wednesday, May 06, 2009 12:25 PM

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