

Address: 1950 Cannoneer Circle



Listing #	06-14917	Price-List	\$ 324,900
Status	Active	Near	Anchorage
Zip Code	99507	Type	Residential
Bedrooms	4	Baths	2.50
Acres	0.14	Carpport #	0
Garage #	2	Latitude	
Longitude		Unit #	
Year Built	2002		

MLS Area: 30 - Abbott Rd - Dearmoun Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co: Woodbuilt Homes
Zoning: R2M - Multi Family Residential

School-Elementary	Spring Hill	School-Middle	Hanshew	School-High	Service
Energy Rating		Remote Description		SF-Gar	480
SF-Lot	6,000	SF-Res	2,042	LPSqFt\$	159.11
Tax ID	0162435800001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW2333
Taxes	\$ 4,307	Tax Year	2006	Construction Status	Existing Structure
Year Remodeled		Year Updated			

Directions: Vanguard runs south from Abbot/Diamond as far as Independence Dr. Or take it north from Independence. Cannoneer runs east, 6th house on right. Condo project behind it, priced accordingly.

Legal: Independence Park L74 B17

Public Remarks: Info package, virtual tour, www.RealS8.com. Traditional two-story, all BR's upstairs. White interior, large open family and dining room off kitchen. Large BR's. Yard needs only back portion of fence to enclose. Curved stair, oak cabinets. Listing office to hold earnest money, appraisal is buyer cost. As-is sale, corporate owned.

Residential Type: Single Family Res Association Info: Dues-HOA Name: Patriot Park HOA; Dues-HOA Phone #: 522-4341; Dues-Amount: 45; Dues-Frequency: Quarterly Construction Type: Wood Frame Exterior Finish: Unknown-BTV Roof Type: Asphalt/Comp Shingle Foundation Type: Unknown - BTV Floor Style: Two-Story Tradtnl Garage Type: Attached; Heated Carpport Type: None	Heat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Public Water-Type: Public Dining Room Type: Breakfast Nook/Bar; Area 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: 3,000 Docs Avl for Review: Docs Posted on MLS
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Features-Interior: Dishwasher; Disposal; Electric; Family Room; Fireplace; Microwave (B/I); Range/Oven; Telephone; Washr&/Or Dryer Hkup; CO Detector(s); Washer &/Or Dryer; Carpet; Smoke Detector(s)

Features-Additional: View; Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Dining Room	1	1		Bath-Half	1	1	
Kitchen	1	1		Master Bedroom	2	1	
Extra Room	1	1	Large Entry	Bedroom	2	3	
Master Bath	2	1					

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, ABR, CCIM, CRS on Friday, September 15, 2006 8:56 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.