

Address: 6514 Cimarron Circle



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|-------------------|-----------|-------------------|-------------|
| Listing # | 06-214 | Price-List | \$ 234,900 |
| Status | Active | Near | Anchorage |
| Zip Code | 99504 | Type | Residential |
| Bedrooms | 3 | Baths | 2.50 |
| Acres | 0.08 | Carport # | 0 |
| Garage # | 2 | Latitude | .611942 |
| Longitude | -1.497591 | Unit # | |
| Year Built | 1983 | | |

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 | Baxter | School-Middle | Wendler | School-High | Bartlett |
| Energy Rating | | Remote Description | | SF-Gar | 459 |
| SF-Lot | 3,333 | SF-Lot Source | MOA | SF-Res Source | Appraisal |
| SF-Res | 1,541 | LPSqFt\$ | 152.43 | SPSqFt\$ | |
| Tax ID | 0071740700001 | Tax Map #-Mat-Su | N/A | Grid # (Muni Anch) | SW1639 |
| Taxes | \$ 3,003 | Tax Year | 2005 | Construction Status | Existing Structure |
| Year Remodeled | | Year Updated | 2006 | | |

Directions: East on Northern Lights from Baxter to R on Cimarron. Right fork upon entering project, home on west side.

Legal: Cimarron L4 B1

Public Remarks: Info package, photos, virtual tour, www.RealS8.com. Popular East Anchorage PUD (townhome with land ownership). New carpet just installed, never lived-on. Gas fireplace new. New hot water heater 2005. This was the model home when the project was built. Home faces east with mountain views. Cimarron backs on Baxter Bog Park with access from the community.

Confidential: Appraisal is buyer cost. Earnest money to be held by Coldwell Banker Fortune. Prefer title @ UTG, Helen. Suggest prequal @ Alaska Best Mortgage. Owner occasionally camps out in bad weather, will leave note on door if so.

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|---|---|--|
| Residential Type: PUD; Townhouse | Heat Type: Baseboard | Wtrfrnt-Access Near: None |
| Association Info: Dues-HOA Name: Cimarron HOA; | Fuel Type: Natural Gas | To Show: Call Listng Licensee; Keybox - AK MLS; |
| Dues-HOA Phone #: 563-8333; Dues-Amount: 155; | Sewer Type: Public | Vacant |
| Dues-Frequency: Monthly | Water-Type: Public | Contract Particulars: For Sale Sign Posted; |
| Construction Type: Wood Frame | Dining Room Type: Area | Possession Recording; Slr Ast Cls Cst Nego |
| Exterior Finish: Wood | Access Type: Dedicated Road; Paved; Maintained | New Finance (Terms): AHFC; Cash; Conventional; |
| Roof Type: Asphalt/Comp Shingle | View Type: Mountains; Partial | FHA; VA |
| Foundation Type: Concrete Block | Topography: Level | Mortgage Info: EM Minimum Deposit: 2,500 |
| Floor Style: Two-Story Tradtnl | Wtrfrnt-Frontage: None | Docs Avl for Review: As-Built; Docs Posted on |
| Garage Type: Attached; Heated; Tuck Under | | MLS; Prop Discl Available; Re-Sale Cert |
| Carport Type: None | | |

Features-Interior: Central Vac; Dishwasher; Disposal; Electric; Fireplace; Range/Oven; Refrigerator; Security System; Telephone; Washr&/Or Dryer Hkup; Window Coverings; CO Detector(s); Washer &/Or Dryer; Carpet; Hardwood Flooring; Smoke Detector(s)

Features-Additional: View; Covenant/Restriction; Deck/Patio; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; RV Parking; Storage Space/Unit; 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 | 2 | 1 |
| Kitchen | 1 | 1 | Bath-Full | 2 | 2 |
| Dining Room | 1 | 1 | Bedroom 2 | 2 | 1 |
| | | | Bath-Half | 1 | 1 |
| | | | Bedroom 3 | 2 | 1 |

| | | | | | |
|-----------------------------|-------------|----------------------------|----------------------------|---------------------------|--------------------------|
| Date-Listing | 1/18/2006 | Date-Expiration | 4/18/2006 | DOM | 37 |
| Price- Original List | \$ 239,900 | Price-Sale | | Date-Closing | |
| Date-Pending | | Date-Back on Market | | Contingent | |
| Pended Contingencies | | Date-Contingent | | Date-Status Change | 1/18/2006 |
| Date-Canceled | | Date-Withdrawn | | Commission to SO | 3.00 |
| Commission Type | Percentage | Conc Paid by Seller | | Concession Amount | |
| Financing Type Sold | | Contract Type | Excl Right to Sell-No Excl | Sellers Name | Charles & Bonnie Scherer |
| Contact Name | Niel Thomas | Contact Phone # | 265-9106 | LO Cntrl # | |

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 Friday, February 24, 2006 10:14 AM

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