

Address: 11930 Circle Drive



Listing #	06-12584	Price-List	\$ 479,900
Status	Active	Near	Anchorage
Zip Code	99507	Type	Residential
Bedrooms	4	Baths	2.50
Acres	0.85	Carpport #	0
Garage #	2	Latitude	61.113092
Longitude	-149.738902	Unit #	
Year Built	1974		

MLS Area: 30 - Abbott Rd - Dearmoun Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R6 - Suburban Residential

School-Elementary	O'Malley	School-Middle	Goldenview	School-High	South Anchorage
Energy Rating		Remote Description		SF-Gar	525
SF-Lot	36,905	SF-Res	3,021	LPSqFt\$	158.85
Tax ID	0152431300001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW2740
Taxes	\$ 4,484	Tax Year	2006	Construction Status	Existing Structure
Year Remodeled	1998	Year Updated	2006		

Directions: O'Malley to R on Hillside. L on Alafna to L on Circle Dr. Second house on left.

Legal: Alpine Terrace L6 B3

Public Remarks: Info package, virtual tour, www.RealS8.com. Private site with level access off Hillside Dr. between O'Malley, Upper Huffman. New septic. Remodeled kitchen, baths, new interior paint, generally very good condition. Large south and west facing deck, good views of mountains, Cook Inlet, Alaska Range. Solarium faces south. Oversized garage. Listing office to hold earnest money, appraisal is buyer cost

Residential Type: Single Family Res	Heat Type: Baseboard	Wtrfrnt-Access Near: None
Association Info: Dues-HOA Name: Alpine Ter HOA; Dues-Amount: 160; Dues-Frequency: Yearly	Fuel Type: Natural Gas	New Finance (Terms): AHFC; Cash; Conventional; FHA; VA
Construction Type: Wood Frame	Sewer Type: Septic	Mortgage Info: EM Minimum Deposit: 5,000
Exterior Finish: Metal	Water-Type: Private Well	Docs Avl for Review: Appraisal; As-Built; CC&R's; Docs Posted on MLS; Floor Plan; Pre-Lim; Prop
Roof Type: Rubber	Dining Room Type: Formal	Discl Available; Well & Septic Test
Foundation Type: Concrete Block	Access Type: Dedicated Road; Gravel; Maintained	
Floor Style: Two-Story Reverse	View Type: City Lights; Inlet; Mountains; Partial	
Garage Type: Heated; Tuck Under	Topography: Sloping	
Carpport Type: None	Wtrfrnt-Frontage: None	

Features-Interior: Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Telephone; Washr&/Or Dryer Hkup; Window Coverings; Wood Stove; BR/BA on Main Level; CO Detector(s); Washer &/Or Dryer; Wired Audio; Carpet; Ceiling Fan(s); Hardwood Flooring; Smoke Detector(s)

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

Room Name	Room Level	No. of Rooms	Room Remarks	Dimensions	Room Name	Room Level	No. of Rooms	Room Remarks	Dimensions
Dining Room	2	1			Bath-Full	1	1		
Family Room	1	1			Bath-Half	2	1		
Living Room	2	1			Master Bedroom	2	1		
Utility Room	1	1		9 x 9.5	Bedroom	1	3		
Extra Room	1	1	Storage						
Extra Room	2	1	Solarium	22 x 15					
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 Tuesday, August 08, 2006 11:01 AM

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