

ADDRESS: 14300 Cody Cir  
 LEGAL: Storck #2 L5  
 NEAR: Anchorage  
 TYPE: Sgl Fam Rs  
 STRUCTURE: Existing  
 FLOOR STYLE: Two-Story / Chalt/AFrm  
 CONSTRUCT:  
 FOUNDATION: Concrct Blk / Post on Pad / See Remarks  
 EXT/ROOF: Cedar / Metal  
 WTRFRNT: No Wtrfront  
 VIEW TYPE: Inlet / Mountains / City Lights  
 MLS AREA: 25  
 GRID: 3039  
 ZIP CODE: 99516  
 ZONING: R6  
 BEDROOMS: 3  
 BATHS: 1.75  
 BUILT: 1978  
 REMODEL:  
 CONTRACT: Excl Right Sell  
 ACCESS: Gravel / Maintaind / Dedicated  
 MLS #: 4102992  
 STATUS: NEW  
 LO INV#:   
 LIST PRICE: \$349,900  
 ORIG PRICE: \$349,900  
 LISTED: 03/16/2004  
 EXPIRES:   
 SO COMM: 3.00

TAX ID: 0170914900001  
 ELEC MAP#:   
 TAX BOOK:   
 LATITUDE: 61.091537  
 TAX MAP:   
 LONGITUDE: 149.745911  
 TAX SUB#:   
 BASE MAP#:

APX SF: FIN UNF HEAT TYPE: Gas FA SEWER TYPE: Septic  
 BSMT: FUEL: Nat Gas PROVIDER:  
 FLR1: 576 FUEL CO: SEPTIC APRVD: #BRS: 3 #GALS: 1000  
 FLR2: 1328 AVG \$ MO: Oil/ Elec/ WATER TYPE: Privt Well  
 FLR3: 192 TANK SIZE: GAL/YR USED: PROVIDER:  
 TOTAL SF: 2096 ENERGY RATE: WELL DEPTH: 100  
 APX LT SF: 74684 MISC: Discl Avail / Sign Posted  
 APX ACRE: 1.71

#GARAGES: 2 GAR APX SF: 576 BR BA LR FR KT UR DR XR  
 GAR TYPE: Heated / Tuck Undr BSMT: XRM:  
 PERMIT #: FLR 1: 1 0.75 1 1 XRM: Foyer  
 BUILDER: Arch. Carlin Williams, his home FLR 2: 2 1.00 1 1 1 XRM: Nook  
 DINING RM: Area / Bkfst Nk/Bar FLR 3: 1 XRM: DenLoft/Sink  
 INTERIOR Wd Stove / Refrig / Ov/Rng / Dishwashr / Disposal / Wndw Cvrng  
 FEATURES: Spa+orSauna / W+orD Hkup / Microwave / Electric / Telephone / Humidifr  
 ADD'L View / Deck/Patio / RV Parking / Gar Opener / Horse Prop / Fire Svc / Rd Svc Area  
 FEATURES: Satlit Dish / Landscaping  
 SCHOOLS: ELEMENTARY: Bear Valley MIDDLE: Goldenview HIGH: Service  
 HOA/PH: HOA DUES/MO:

PUBLIC: Stunning Hillside side close to Storck Park & Section 36 parks. Wrap-around views on acre 3/4 lot. Open post/beam interior, high ceilings,  
 REMARKS: loft. Huge windows make chalet-like country home feeling. Bosch DW, sub-zero fridge. New furnace 2000. Fabulous outdoor sauna. Listing package, virtual tour, www.REALS8.com.

TAXES: \$3,181 TAX YR: 2003 MILL RATE: 13.51 ASSMNTS: \$ \$ TO ASSUME:  
 1st DEED: 1st PMT: 1st RATE: INCLUDING: 2nd DEED: 2nd PMT:  
 AVAIL FIN: Cash / FHA / VA / Conv / AHFC MIN EM REQ'D: \$3,500

PROPERTY CONTACT: Ron & Sue Childers 336-2270 POSSESSION: June 7 or so  
 SELLER: Cornerstone Relocation Group LLC  
 TO SHOW: Call Tenant / Elec LB / Call 1st/LB  
 DIRECTIONS: Rabbit Creek Rd to E on Clark's Rd. Cody is 2nd St on L. Long driveway is built on road easement: take L fork to subject

MEMBER: Tenant Childers very cooperative, will be away 3/18-28, show anytime then. Equal opportunity showing period ends 3/22, 3 PM when  
 REMARKS: offers will be opened at the same time. Please seal offers as we expect in-house offers also.

LA: 9284 Niel Thomas LA: 0  
 HM: 907-345-1552 MBL: 907-244-5648 HM:  
 DIR: 907-265-9106 DIR FAX: 907-276-4514 DIR: MBL:  
 LO: 515 Coldwell Banker Fortune LO PH: 907-562-7653 DIR FAX:  
 LO: 0 LO PH:

SA: 0 PH: OFF MARKET: DAYS ON  
 SO: 0 PH: PENDED: MARKET: 5  
 SALE PRICE: \$0 TYPE FINANCE: SOLD: CONCESSIONS:

All square footages are approximations. Information contained herein supplied by seller and other third parties and has not been verified.