

**Address:** 780 HUNT Circle



<b>Listing #</b>	08-12143	<b>Price-List</b>	\$ 227,500
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99504	<b>Type</b>	Residential
<b>Bedrooms</b>	3	<b>Baths</b>	3.00
<b>Acres</b>	0.14	<b>Carpport #</b>	0
<b>Garage #</b>	2	<b>Latitude</b>	61.215038
<b>Longitude</b>	-149.749775	<b>Unit #</b>	
<b>Year Built</b>	1986		

**MLS Area:** 45 - Boniface Pkwy to Muldoon Rd  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:**  
**Zoning:** R1 - Single Family Residential

<b>School-Elementary</b>	Creekside Park	<b>School-Middle</b>	Begich	<b>School-High</b>	Bartlett
<b>Energy Rating</b>		<b>Remote Description</b>		<b>SF-Gar</b>	520
<b>SF-Lot</b>	6,000	<b>SF-Res</b>	2,069	<b>LPSqFt\$</b>	109.96
<b>Tax ID</b>	0060913300001	<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW1339
<b>Taxes</b>	\$ 3,963	<b>Tax Year</b>	2007	<b>Construction Status</b>	Existing Structure
<b>Year Remodeled</b>		<b>Year Updated</b>			

**Directions:** Off Turpin between Glenn Hwy and DeBarr go East on Hunt Ave to North into Hunt Cir. Home on left.

**Legal:** Huntwood #1 B3 L17

**Public Remarks:** Full details, owner special forms on listing licensee web site. Bank-foreclosed property with good footage on quiet cul-de-sac with well cared-for homes. Condition fair, repairs needed for financing. Price, almost 50K below assessed value, reflects as-is condition with no implied repairs by seller. Photos on listing licensee web site show representative property deficiencies.

<b>Residential Type:</b> Single Family Res	<b>Heat Type:</b> Forced Air	<b>Wtrfrnt-Access Near:</b> None
<b>Exterior Finish:</b> Wood	<b>Fuel Type:</b> Natural Gas	<b>New Finance (Terms):</b> Cash; Conventional; Other - See Remarks
<b>Roof Type:</b> Asphalt/Comp Shingle	<b>Sewer Type:</b> Public	<b>Mortgage Info:</b> EM Minimum Deposit: 2,500
<b>Foundation Type:</b> All Weather Wood; Poured Concrete	<b>Water-Type:</b> Public	<b>Docs Avl for Review:</b> Docs Posted on MLS
<b>Floor Style:</b> Prow Front Split	<b>Dining Room Type:</b> Area	
<b>Garage Type:</b> Heated; Tuck Under	<b>Access Type:</b> Dedicated Road; Paved; Maintained	
<b>Carpport Type:</b> None	<b>View Type:</b> Mountains; Partial	
	<b>Topography:</b> Level	
	<b>Wtrfrnt-Frontage:</b> None	

**Features-Interior:** Dishwasher; Disposal; Family Room; Fireplace; Washr&/Or Dryer Hkup; Carpet; Ceiling Fan(s); Smoke Detector(s)

**Features-Additional:** View; Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Fixer Upper; Garage Door Opener; Landscaping; Road Service Area; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms
Dining Room	2	1	Bath-Full	1	2
Kitchen	2	1	Master Bedroom	2	1
Living Room	2	1	Bedroom	1	2
Master Bath	2	1			

**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 Sunday, August 24, 2008 3:31 PM**

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