

Address: 13608 Mainsail Drive



Listing #	06-1062	Price-List	\$ 469,000
Status	Active	Near	Anchorage
Zip Code	99516	Type	Residential
Bedrooms	5	Baths	2.50
Acres	0.25	Carpport #	0
Garage #	3	Latitude	61.097703
Longitude	-149.818712	Unit #	
Year Built	1996		

MLS Area: 30 - Abbott Rd - Dearmoun Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co: Benton - Hagmeier plan
Zoning: R1 - Single Family Residential

School-Elementary	Rabbit Creek	School-Middle	Goldenview	School-High	South Anchorage
Energy Rating	4.5	Remote Description		SF-Gar	667
SF-Lot	10,913	SF-Lot Source	MOA	SF-Res Source	MOA
SF-Res	2,763	LPSqFt\$	169.74	SPSqFt\$	
Tax ID	0184016700001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW2935
Taxes	\$ 6,048	Tax Year	2005	Construction Status	Existing Structure
Year Remodeled		Year Updated			

Directions: DeArmoun East from Seward Highway, left on Mainsail, corner of Seawind.
Legal: Turnagain View Ests Ph 2A L1A B4
Public Remarks: Download info package, virtual tour, lots of photos, www.RealS8.com. Very large open rooms, extra large master suite. Study/BR on ground floor. Open area/study on second floor with mountain views. Extra paved parking. Fully fenced, nice landscaping. Upscale South Anchorage neighborhood, home is across from community greenbelt. Great sun exposure and lack of crowding from neighbors.
Confidential: Coldwell Banker to hold earnest money. Buyer to guarantee funds for appraisal, seller will reimburse at closing. ORRS Cendant Mobility. Title/closing @ First American, Doreen Suiter.

Residential Type: Single Family Res Association Info: Dues-HOA Name: Turnagain View Ests ; Dues-HOA Phone #: 345-9657; Dues-Amount: 96; Dues-Frequency: Yearly Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Concrete Block 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: Formal Access Type: Dedicated Road; Private; Maintained View Type: Mountains; Partial Topography: Level Wtrfrnt-Frontage: None	Wtrfrnt-Access Near: None To Show: Call Listng Licensee; Keybox - AK MLS; Vacant Contract Particulars: For Sale Sign Posted; Possession Recording; Slr Ast Cls Cst Nego New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 5,000 Docs Avl for Review: As-Built; CC&R's; Docs Posted on MLS; Floor Plan; Prop Discl Available
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Features-Interior: Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Fireplace; Range/Oven; Security System; Telephone; Washr&/Or Dryer Hkup; Window Coverings; CO Detector(s); Jetted Tub; 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; Lot-Corner; Storage Space/Unit; 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-Full	2	1	
Family Room	1	1		Bath-Half	1	1	
Kitchen	1	1		Master Bedroom	2	1	
Living Room	1	1		Bedroom	1	1	Has closet
Utility Room	1	1		Bedroom 2	2	1	
Extra Room	2	1	Large sunny study	Bedroom 3	2	1	
				Bedroom 4	2	1	

Date-Listing	1/27/2006	Date-Expiration	6/30/2006	DOM	69
Price- Original List	\$ 494,000	Price-Sale		Date-Closing	
Date-Pending		Date-Back on Market		Contingent	
Pended Contingencies		Date-Contingent		Date-Status Change	1/27/2006
Date-Canceled		Date-Withdrawn		Commission to SO	3.00
Commission Type	Percentage	Conc Paid by Seller		Concession Amount	
Financing Type Sold		Contract Type	Exclusive Right to Sell-ORRS	Sellers Name	William T Norton & Uni Han-Norton
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 Thursday, April 06, 2006 12:33 PM

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