

**Address:** 16901 MT MCKINLEY VIEW Drive



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<b>Listing #</b>	09-12861	<b>Price-List</b>	\$ 299,000
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99516	<b>Type</b>	Vacant Land
<b>Acres</b>	5.00	<b>Assessed Value \$</b>	\$ 308,700
<b>Down Payment</b>		<b>Latitude</b>	61.067952
<b>Longitude</b>	-149.750943		

**Area:** 25 - Dearmoun Rd - Potter Marsh  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Zoning:** R10 - Residential Alpine/Slope

<b>School-Elementary</b>	Bear Valley	<b>School-Middle</b>	Goldenview	<b>School-High</b>	South Anchorage
<b>SF-Lot</b>	217,800	<b>Acres</b>	5.00	<b>Remote Description</b>	
<b>Grid # (Muni Anch)</b>	SW3339	<b>Tax Map #-Mat-Su</b>	N/A	<b>Tax ID</b>	0201011500001
<b>Taxes</b>	\$ 4,309	<b>Tax Year</b>	2009	<b>LPSqFt\$</b>	1.37

**Directions:** See map and aerial photos on listing licensee web site. Begin off S Goldenview at Bluebell, then Ashland, Rosemont, Steamboat (R), Mountainside Village (L), Wolf Creek, Mt Mckinley View Dr (L) to end.

**Legal:** Mt Mckinley View Ests L1 B1 Plat 74-0080

**Public Remarks:** Complete info package on listing licensee web site. End-of-the-road and top-of-the-world south-exposed location. No finer home site for the view and privacy. Custom Mark Ivey home plans available. Lovely hemlock grove. Lot partially cleared, driveway in. Soils tests, site plan, septic design were done 10 yrs ago. Gas, elec, telecomm on or at the site. Owner financing available.

<b>Vacant Land Type:</b> Residential <b>New Finance (Terms):</b> Cash; Other - See Remarks; Owner Finance	<b>Topography:</b> Sloping <b>View Type:</b> City Lights; Inlet; Mountains; Unobstructed <b>Wtrfrnt-Access Near:</b> None <b>Wtrfrnt-Frontage:</b> None <b>Utilities:</b> Nat Gas - Adj Site; Elec - On Site; Septic - None; Telephone - On Site; Well - None; Electric- Underground; Pub Wtr-None; Sewer-None	<b>Access:</b> Maintained; Dedicated Road; Gravel <b>Road Maintenance:</b> Road Mntd All Year <b>Mortgage Info:</b> Min EM Deposit: 5,000 <b>Documents:</b> CC&R's; Docs Posted on MLS; Prop Discl Available; Soils Test
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**Land Features:** In City Limits; DSL/Cable Available; Covenants; Driveway; Fire Service Area; Highway Frontage; Road Service Area; Southern Exposure; View; Trees - Heavy; Trees - Cleared

**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 Tuesday, September 22, 2009 5:28 PM  
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