

**Address:** 2641 Mona Avenue



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<b>Listing #</b>	10-6209	<b>Price-List</b>	\$ 400,000
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99516	<b>Type</b>	Residential
<b>Bedrooms</b>	4	<b>Baths</b>	2.50
<b>SF-Res</b>	2,130	<b>Carpport #</b>	0
<b>Garage #</b>	2	<b>Latitude</b>	61.117966
<b>Longitude</b>	-149.832343	<b>Unit #</b>	
<b>Year Built</b>	2005		

**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

<b>School-Elementary</b>	Spring Hill	<b>School-Middle</b>	Hanshev	<b>School-High</b>	Service
<b>SF-Res</b>	2,130	<b>SF-Gar</b>	566	<b>SF-Lot</b>	10,553
<b>Acres</b>	0.24	<b>LPSqFt\$</b>	187.79	<b>Energy Rating</b>	4+
<b>Grid # (Muni Anch)</b>	SW2634	<b>Construction Status</b>	Existing Structure	<b>Tax Map #-Mat-Su</b>	N/A
<b>Tax ID</b>	0155316400001	<b>Taxes</b>	\$ 3,494	<b>Tax Year</b>	2009
<b>Year Built</b>	2005	<b>Year Remodeled</b>		<b>Year Updated</b>	

**Remote Description**

**Directions:** Mona runs east off Huffman between O'Malley and Huffman.

**Legal:** Skyview Estates L11A

**Public Remarks:** Full details, info package, photos on listing licensee web site. "Lives like a Ranch" with master BR, 4th BR/office and all main living areas on ground floor. Secondary BRs & bath upstairs. Lovely large flat fenced yard. Great southern sun exposure, open green space across the street. Oversized garage, 100 sq.ft bigger than many double garages.

<b>Residential Type:</b> Single Family Res	<b>Heat Type:</b> Forced Air	<b>Wtrfrnt-Access Near:</b> None
<b>Construction Type:</b> Wood Frame - 2x6	<b>Fuel Type:</b> Natural Gas	<b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA
<b>Exterior Finish:</b> Wood	<b>Sewer Type:</b> Public	<b>Mortgage Info:</b> EM Minimum Deposit: 4,000
<b>Roof Type:</b> Asphalt/Comp Shingle	<b>Water-Type:</b> Public	<b>Docs Avl for Review:</b> As-Built; Docs Posted on MLS; Prop Discl Available
<b>Foundation Type:</b> Unknown - BTV	<b>Dining Room Type:</b> Area	
<b>Floor Style:</b> Ranch-Traditional; Two-Story Tradtnl;	<b>Access Type:</b> Dedicated Road; Paved; Maintained	
Other - See Remarks	<b>View Type:</b> Mountains; Unobstructed	
<b>Garage Type:</b> Attached; Heated	<b>Topography:</b> Level	
<b>Carpport Type:</b> None	<b>Wtrfrnt-Frontage:</b> None	

**Features-Interior:** Den &/Or Office; Dishwasher; Disposal; Family Room; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; Window Coverings; BR/BA on Main Level; CO Detector(s); Jetted Tub; Carpet; Ceiling Fan(s); Central Vac Rough-in; Smoke Detector(s)

**Features-Additional:** View; Covenant/Restriction; Deck/Patio; Private Yard; Fenced Yard; Fire Service Area; Garage Door Opener; Landscaping; DSL/Cable Available; Paved Driveway; Cable TV

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

**LO:** Coldwell Banker Best Properties  
**LO2:** Coldwell Banker Best Properties

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2010 **MLS** and **FBS**.

Prepared by Niel Thomas, ABR,CCIM,CRS on Friday, May 07, 2010 5:34 PM

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