

ADDRESS: 22606 Needels Lp	AREA: 100	LISTING #: 4110704
LEGAL: Tundra Jewel Ranch L18A	GRID: NW1159	STATUS: \$RED
NEAR: Chugiak	ZIP CODE: 99567	LO INV#:
TYPE: Sgl Fam Rs	ZONING: R7	LIST PRICE: \$324,900
STRUCTURE: Existing	BEDROOMS: 3	ORIG PRICE: \$349,000
FLOOR STYLE:	BATHS: 2.75	LISTED: 08/31/2004
CONSTRUCT:	BUILT: 1964	EXPIRES:
FOUNDATION: Concrct Blk	REMODEL: 2000	SO COMM: 3.00
EXT/ROOF: Log / Shingle	CONTRACT: ORRS	
WTRFRNT: No Wtrfront	ACCESS: Paved / Maintaind / Dedicated	
VIEW TYPE:		

TAX ID: 051193270001	TAX BOOK:	TAX MAP:	TAX SUB#:
ELEC MAP#:	LATITUDE: 61.398148	LONGITUDE: 149.458954	BASE MAP#:

APX SF: FIN UNF	HEAT TYPE: GFA	SEWER TYPE: Septic
BSMT:	FUEL: Nat Gas	PROVIDER:
FLR1: 621 102	FUEL CO:	SEPTIC APRVD: 2004 #BRS: 4 #GALS: 1250
FLR2: 2577	AVG \$ MO: Oil/ Elec/	WATER TYPE: Privt Well
FLR3:	TANK SIZE: GAL/YR USED:	PROVIDER:
TOTAL SF: 3198	ENERGY RATE:	WELL DEPTH: 164
APX LT SF: 87120	MISC: Sign Posted / Nego Slr Asst	
APX ACRE: 2.00		

#GARAGES: 3	GAR APX SF: 1021	BR BA LR FR KT UR DR XR
GAR TYPE: Heated / Attached / Tuck Undr		BSMT: XRM:
PERMIT #:		FLR 1: 1 1.00 1 1 XRM: Lean-to
BUILDER:		FLR 2: 3 1.75 1 1 1 1 XRM:
DINING RM: Area / Formal / Bkfst Nk/Bar		FLR 3: XRM:
INTERIOR: Fireplace / Refrig / Ov/Rng / Dishwashr / Disposal / Wndw Cvrng / Fam Rm		
FEATURES: Spa+orSauna / Workshop / W+orD Hkup / Microwave / Electric / Telephone		
ADD'L: Deck/Patio / RV Parking / Fence / Gar Opener / Fire Svc / Rd Svc Area / Landscaping		
FEATURES:		
SCHOOLS: ELEMENTARY: Chugach	MIDDLE: Mirror Lake	HIGH: Chugiak
HOA/PH:	HOA DUES/MO:	
PUBLIC REMARKS: Extensive info package, interior photos, www.REALS8.com. Easy on-off from Glenn @ N Birchwood. Two-acres with custom log construction, new vinyl windows, extensively remodeled. Hardwood plank flooring, tongue/groove ceilings. Well/septic approved, 5.5 gp well production. Big decks, hot tub included.		

TAXES: \$4,456	TAX YR: 2004	MILL RATE: 14.90	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: POSSESSION: Recording

SELLER: John Arnett or Mari Thickstum

TO SHOW: Vacant / CBS Elec LB

DIRECTIONS: North on Birchwood exit, E on Birchwood form HWY to L on Old Glenn, immediate R on Needles, house on Rt.
Garage in single bay built-in plus 784 sf det. heated shop terraced above drive, could reconfigure if desired for cars. Great value per foot for quality interior space. W/D included, laundry has shelves, counters. ORRS Cendant Mobility.

MEMBER REMARKS:

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

SA: 0	PH:	OFF MARKET:	DAYS ON
SO: 0	PH:	PENDED:	MARKET: 48
SALE PRICE: \$0	TYPE FINANCE:	SOLD:	CONCESSIONS: