

Address: 16031 NOBLE POINT Drive



<b>Listing #</b>	09-12651	<b>Price-List</b>	\$ 469,000
<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>	2,469	<b>Carpport #</b>	0
<b>Garage #</b>	3	<b>Latitude</b>	61.075635
<b>Longitude</b>	-149.791916	<b>Unit #</b>	
<b>Year Built</b>	2001		

**MLS Area:** 25 - Dearthmoun Rd - Potter Marsh  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:** Colony Builders  
**Zoning:** R3SL - Multi Family Res Special Limitation

<b>School-Elementary</b>	Bear Valley	<b>School-Middle</b>	Goldenview	<b>School-High</b>	South Anchorage
<b>SF-Res</b>	2,469	<b>SF-Gar</b>	832	<b>SF-Lot</b>	10,253
<b>Acres</b>	0.24	<b>LPSqFt\$</b>	189.96	<b>Energy Rating</b>	4+
<b>Grid # (Muni Anch)</b>	SW3236	<b>Construction Status</b>	Existing Structure	<b>Tax Map #-Mat-Su</b>	N/A
<b>Tax ID</b>	0204921100001	<b>Taxes</b>	\$ 5,100	<b>Tax Year</b>	2009
<b>Year Built</b>	2001	<b>Year Remodeled</b>		<b>Year Updated</b>	2009

**Remote Description**

**Directions:** Rabbit Creek Rd to Bridgeview. Right on Noble Point, home on left right before playground.

**Legal:** Goldenview Park Ph A2 B3 L15

**Public Remarks:** Full details, virtual tour, download info package from listing licensee web site. Colony-built, best location in GV Park, next to community playground/greenbelt. Lack of crowding, great sun exposure, inlet and mountain views! All new carpet, clean and beautifully staged. Large deck, play structure in back yard. Fenced dog run. Light maple cabinetry, laminate floors, high ceilings, mint condition.

**Residential Type:** Single Family Res  
**Association Info:** Dues-HOA Name: Goldenview Park HOA; Dues-Amount: 800; Dues-Frequency: Semiannually  
**Construction Type:** Wood Frame - 2x6  
**Exterior Finish:** Wood  
**Roof Type:** Asphalt/Comp Shingle  
**Foundation Type:** Concrete Block  
**Floor Style:** Two-Story Tradtnl  
**Garage Type:** Attached; Heated; Tuck Under  
**Carpport Type:** None

**Heat Type:** Forced Air  
**Fuel Type:** Natural Gas  
**Sewer Type:** Public  
**Water-Type:** Public  
**Dining Room Type:** Breakfast Nook/Bar; Formal  
**Access Type:** Dedicated Road; Paved; Maintained  
**View Type:** Inlet; Mountains; Unobstructed  
**Topography:** Gently Rolling  
**Wtrfrnt-Frontage:** None

**Wtrfrnt-Access Near:** None  
**New Finance (Terms):** AHFC; Cash; Conventional; FHA; VA  
**Mortgage Info:** EM Minimum Deposit: 5,000  
**Docs Avl for Review:** As-Built; Docs Posted on MLS; Prop Discl Available

**Features-Interior:** Dishwasher; Disposal; Family Room; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; Window Coverings; CO Detector(s); Jetted Tub; Carpet; Ceiling Fan(s); Smoke Detector(s)

**Features-Additional:** View; Covenant/Restriction; Deck/Patio; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; In City Limits; DSL/Cable Available; Parkside; Paved Driveway

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms
Dining Room	1	1		Bath-Full	2	1
Family Room	1	1	Fireplace	Bath-Half	1	1
Kitchen	1	1		Master Bedroom	2	1
Living Room	1	1		Bedroom	2	3
Utility Room	1	1				
Master Bath	2	1				

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

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Prepared by Niel Thomas, ABR, CCIM, CRS on Tuesday, September 15, 2009 3:23 PM

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