

**Address:** 6931 Rabbit Creek Road



<b>Listing #</b>	08-15458	<b>Price-List</b>	\$ 475,000
<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>Acres</b>	1.87	<b>Carport #</b>	0
<b>Garage #</b>	2	<b>Latitude</b>	61.089317
<b>Longitude</b>	-149.752640	<b>Unit #</b>	
<b>Year Built</b>	1981		

**MLS Area:** 25 - Dearmoun Rd - Potter Marsh  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:**  
**Zoning:** R6 - Suburban Residential

<b>School-Elementary</b>	Bear Valley	<b>School-Middle</b>	Goldenview	<b>School-High</b>	South Anchorage
<b>Energy Rating</b>		<b>Remote Description</b>		<b>SF-Gar</b>	576
<b>SF-Lot</b>	81,600	<b>SF-Res</b>	3,389	<b>LPSqFt\$</b>	140.16
<b>Tax ID</b>	0170916600001	<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW3039
<b>Taxes</b>	\$ 7,082	<b>Tax Year</b>	2008	<b>Construction Status</b>	Existing Structure
<b>Year Remodeled</b>		<b>Year Updated</b>			

**Directions:** Off Rabbit Creek Rd just north of intersection of Clark's Rd.

**Legal:** PRATOR BLK 2 E2

**Public Remarks:** Full details, well/septic test results, interior photos on listing licensee website. Nearly two-acre view parcel. Attractive natural-stained cedar-sided hillside home. Large rooms. Bank-foreclosed, priced for as-is sale. Interior has had hard use, many damaged walls, doors, cabinets. Septic and well tested, passed. Price \$214K below 7/06 prior sale. Offers due 12/2.

**Residential Type:** Single Family Res  
**Construction Type:** Wood Frame  
**Exterior Finish:** Wood  
**Roof Type:** Asphalt/Comp Shingle  
**Foundation Type:** Concrete Block  
**Floor Style:** Two-Story W/Bsmnt  
**Garage Type:** Heated; Tuck Under  
**Carport Type:** None

**Heat Type:** Forced Air  
**Fuel Type:** Natural Gas  
**Sewer Type:** Septic  
**Water-Type:** Private Well  
**Dining Room Type:** Formal  
**Access Type:** Dedicated Road; Paved; Maintained  
**View Type:** City Lights; Inlet; Mountains; Partial  
**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; Well & Septic Test

**Features-Interior:** Basement; Dishwasher; Disposal; Electric; Family Room; Fireplace; Microwave (B/I); Refrigerator; Washr&/Or Dryer Hkup; Arctic Entry; Carpet; Ceiling Fan(s); Range-Downdraft; Smoke Detector(s)

**Features-Additional:** View; Covenant/Restriction; Deck/Patio; Fire Service Area; Fixer Upper; Garage Door Opener; Landscaping; Road Service Area; RV Parking; In City Limits; DSL/Cable Available

**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 Saturday, November 22, 2008 9:18 PM**

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