

Address: 7211 SETTER Drive



Listing #	09-10665	Price-List	\$ 485,000
Status	Active	Near	Anchorage
Zip Code	99502	Type	Residential
Bedrooms	4	Baths	2.75
SF-Res	2,702	Carpport #	0
Garage #	3	Latitude	61.155286
Longitude	-149.973021	Unit #	
Year Built	1994		

MLS Area: 15 - W Tudor Rd - Dimond Blvd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co: Bob Lutje, Timberline
Zoning: R1 - Single Family Residential

School-Elementary	Kincaid	School-Middle	Mears	School-High	Dimond
SF-Res	2,702	SF-Gar	682	SF-Lot	9,366
Acres	0.22	LPSqFt\$	179.50	Energy Rating	4+
Grid # (Muni Anch)	SW2124	Construction Status	Existing Structure	Tax Map #-Mat-Su	N/A
Tax ID	0110732700001	Taxes	\$ 6,783	Tax Year	2009
Year Built	1994	Year Remodeled		Year Updated	2009

Remote Description

Directions: West on Raspberry from Jewell Lake to left on Caravelle. Right on Hunter to Right on Setter. Home on right before the bend, quiet part of neighborhood, one lot from undeveloped part of school property

Legal: Sportsmen's Point #3 L46 B5

Public Remarks: Full details, photo tour, info package on listing licensee website. Unrivaled love, care, maintenance and updating for "mint condition" showing presentation. No project left incomplete as the owners fine-tuned this classic residence for maximum market appeal. Three-car garage has extra storage footage not shown in total, see photos. Governor's award-winning builder, high-end interior appointment

Residential Type: Single Family Res
Association Info: Dues-HOA Name: Sportsmen's Point HO; Dues-HOA Phone #: 346-1233; Dues-Amount: 150; Dues-Frequency: Yearly
Construction Type: Wood Frame
Exterior Finish: Wood
Roof Type: Asphalt/Comp Shingle
Foundation Type: Concrete Block
Floor Style: Two-Story Tradtnl
Garage Type: Heated; Tandem; Tuck Under
Carpport Type: None

Heat Type: Forced Air
Fuel Type: Natural Gas
Sewer Type: Public
Water-Type: Public
Dining Room Type: Formal
Access Type: Dedicated Road; Paved; Maintained
Topography: Sloping
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: Appraisal; As-Built; CC&R's; Docs Posted on MLS; Floor Plan; Home Inspection; Pre-Lim; Prop Discl Available; Re-Sale Cert

Features-Interior: Den &/Or Office; Dishwasher; Disposal; Family Room; Fireplace; Microwave (B/I); Refrigerator; Trash Compactor; Washr&/Or Dryer Hkup; Window Coverings; BR/BA on Main Level; CO Detector(s); Jetted Tub; Carpet; Hardwood Flooring; Range-Downdraft; Smoke Detector(s)

Features-Additional: Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; In City Limits; DSL/Cable Available; 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		Bath-Three Qtr	1	1
Kitchen	1	1		Master Bedroom	2	1
Living Room	1	1		Bedroom	2	3
Utility Room	1	1				
Extra Room	1	1	Loft storage in gar			
Extra Room	1	1	Office/BR #5			
Master Bath	2	1				

LO: Coldwell Banker Best Properties
LO2: 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 Friday, August 21, 2009 4:10 PM

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