

**Address:** 19039 Trail Bay Drive



<b>Listing #</b>	07-15458	<b>Price-List</b>	\$ 319,900
<b>Status</b>	Active	<b>Near</b>	Eagle River
<b>Zip Code</b>	99577	<b>Type</b>	Residential
<b>Bedrooms</b>	4	<b>Baths</b>	3.00
<b>Acres</b>	0.10	<b>Carpport #</b>	0
<b>Garage #</b>	2	<b>Latitude</b>	61.299452
<b>Longitude</b>	-149.527649	<b>Unit #</b>	
<b>Year Built</b>	1997		

**MLS Area:** 90 - Eagle River  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:**  
**Zoning:** R3 - Multiple Family Residential

<b>School-Elementary</b>	Alpenglow	<b>School-Middle</b>	Gruening	<b>School-High</b>	Eagle River
<b>Energy Rating</b>		<b>Remote Description</b>		<b>SF-Gar</b>	528
<b>SF-Lot</b>	4,352	<b>SF-Res</b>	2,178	<b>LPSqFt\$</b>	146.88
<b>Tax ID</b>	0671017500001	<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW0154
<b>Taxes</b>	\$ 4,238	<b>Tax Year</b>	2007	<b>Construction Status</b>	Existing Structure
<b>Year Remodeled</b>		<b>Year Updated</b>			

**Directions:** Exit Eagle River Lp on Driftwood Bay to R on Kak Island, L on Mountain Pt, L on Trail Bay, home on left (north) side of street.

**Legal:** Eagle Crossing L9 B3

**Public Remarks:** Lots of sun in this south-facing home. Great master suite, four bedrooms, one with built-in office shelving, three full baths. Large recreation room downstairs. Oversized garage with workbench and large workshop area at the back of one half of the garage, or for extra-long vehicle. High ceilings in living/great room, lovely mountain views from kitchen and upstairs BRs. Large rear deck, fenced yard

<b>Residential Type:</b> Single Family Res	<b>Heat Type:</b> Forced Air	<b>Wtrfrnt-Access Near:</b> None
<b>Association Info:</b> Dues-HOA Name: Eagle Crossing; Dues-HOA Phone #: 563-3345; Dues-Amount: 30; Dues-Frequency: Quarterly	<b>Fuel Type:</b> Natural Gas	<b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA
<b>Construction Type:</b> Wood Frame	<b>Sewer Type:</b> Public	<b>Mortgage Info:</b> EM Minimum Deposit: 3,000
<b>Exterior Finish:</b> Wood	<b>Water-Type:</b> Public	<b>Docs Avl for Review:</b> Docs Posted on MLS; Prop Discl Available
<b>Roof Type:</b> Asphalt/Comp Shingle	<b>Dining Room Type:</b> Area	
<b>Foundation Type:</b> Concrete Block	<b>Access Type:</b> Dedicated Road; Paved; Maintained	
<b>Floor Style:</b> Split Entry; Two-Story Reverse	<b>View Type:</b> Mountains	
<b>Garage Type:</b> Heated; Tuck Under	<b>Topography:</b> Sloping	
<b>Carpport Type:</b> None	<b>Wtrfrnt-Frontage:</b> None	

**Features-Interior:** Dishwasher; Disposal; Electric; Family Room; Microwave (B/I); Range/Oven; 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; Fence; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Road Service Area; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms
Dining Room	2	1	Bath-Full	2	1
Family Room	1	1	Bath-Full	1	1
Kitchen	2	1	Master Bedroom	2	1
Living Room	2	1	Bedroom 2	2	1
Master Bath	2	1	Bedroom 3	2	1
			Bedroom 4	1	1

LO: Coldwell Banker Best Properties (907) 562-7653

All information is deemed reliable, but is not guaranteed. Measurements are approximations. School boundaries are subject to change. Verification of listing data by all parties is recommended. See [copyright notice](#).

Prepared by Niel Thomas, ABR, CCIM, CRS on Monday, October 01, 2007 12:44 PM  
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