

Address: 5411 WINDFLOWER Street



Listing #	09-5018	Price-List	\$ 244,900
Status	Active	Near	Anchorage
Zip Code	99507	Type	Multi-Family
Beds	4	Baths	3.00
Acres	0.14	Bldgs-Ttl #	1
Carport	0	Garage	4
Units-Ttl #	2	Prkg Spcs	4
Latitude	61.171790	Longitude	-149.850443
Year Built	1982	Income-Gross Annual	

Exp-Annual

Area: 35 - E Tudor Rd - Abbott Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: R2M - Multi Family Residential

School-Elementary	Tudor	School-Middle	Wendler	School-High	East Anchorage
Energy Rating		Remote Description		SF-Building Apx	2,040
SF-Lot	6,060	Assessed Value	\$ 206,100	Tax ID	0092646400001
Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW1933	Taxes	\$ 4,081
Tax Year	2008	Construction Status	Existing Structure	Year Remodeled	
Year Updated		Prkg Spcs	4	Price-List	244,900.00

Directions: From Tudor R. on Lake Otis, R. on Waldon Dr., L. on Little Tree St., R. on 53rd, L. on Windflower to property on left side of the street. Or come up access road on east side of Seward Hwy from Dowling

Legal: Alpine Meadows North L9 B3

Public Remarks: Property details, owner standard forms on listing licensee web site. Institutional owner, seller responds promptly. Offers are due by 5:00 pm, Wednesday, April 29, 2009. Duplex with attached double garage for each unit. Cosmetic condition fair, price so reflects.

Multi-Family Type: Duplex; Side by Side
Building Info: Units- # of 2 BR: 2
Exterior Finish: Wood
Roof Type: Asphalt/Comp Shingle
Foundation Type: Other-See Remarks
Garage Type: Attached; Heated
Carport Type: None
Heat Type: Forced Air
Fuel Type: Natural Gas
Sewer-Type: Public
Water-Type: Public
Access Type: Paved; Maintained

Topography: Level
Wtrfrnt-Frontage: None
Wtrfrnt-Access Near: None
Docs Avl for Review: Docs Posted on MLS

Mortgage Info: EM Minimum Deposit: 2,500
New Finance (Terms): Cash; Conventional; FHA; VA

Features-MultiFamily: Fixer-Upper; Covenants; Washer/Dryer; Washer/Dryer HkUp; In City Limits; Paved Driveway

Unit #1: Bath - Full: 1; Bath-Half: 1; Bedroom: 2; Kitchen: 1; Living Room: 1; Parking Spaces: 2; Garage: 2

Unit #2: Bath - Full: 1; Bath-Half: 1; Bedroom: 2; Kitchen: 1; Living Room: 1; Parking Spaces: 2; Garage: 2

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, April 25, 2009 3:52 PM

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