

Address: 2 Lots Woodland Park Drive



Listing #	07-6465	Price-List	\$ 200,000
Status	Active	Near	Anchorage
Zip Code	99517	Type	Vacant Land
Acres	0.32	Assessed Value \$	\$ 175,000
Down Payment	None/Unknown	Latitude	61.188888
Longitude	-149.926355		

Area: 10 - Spenard
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: R1 - Single Family Residential

School-Elementary	Northwood	School-Middle	Romig	School-High	West Anchorage
Remote Description		SF-Lot	14,000	Tax ID	0100913000001
Grid # (Muni Anch)	SW1628	Tax Map #-Mat-Su	N/A	Taxes	\$ 2,086
Tax Year	2006				

Directions: West on 36th from Minnesota to R on Woodland Park Dr.

Legal: Woodland Park L19F-20F

Public Remarks: Two R-1 lots adjacent immediately south of residence listed for sale at 3409 Woodland Park Dr., MLS 07-6461# . These lots will be first offered to the purchaser of the residence.

Vacant Land Type: Residential New Finance (Terms): Cash; Conventional; Owner Finance Property Info: Lot Dimension-Back: 100; Lot Dimension-Front: 100; Lot Dimension-Left: 130; Lot Dimension-Right: 130	Topography: Level View Type: Mountains; Unobstructed Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Utilities: Pub Wtr Provdr Name: AWWU; Nat Gas - Adj Site; Elec - On Site; Nat Gas - On Site; Pub Wtr - Adj Site; Sewer - Adj Site; Sewer - On Site; Telephone - Adj Site; Telephone - On Site; Electric-Overhead	Access: Maintained; Dedicated Road; Paved Road Maintenance: Road Mntd All Year Mortgage Info: Min EM Deposit: 2,000 Documents: Docs Posted on MLS; Prop Discl Available
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Land Features: In City Limits; DSL/Cable Available; Building Present; Fence; Fire Service Area; Highway Frontage; Road Service Area; Southern Exposure; Stub Out - Sewer; View; Trees - Sparse; Trees - Cleared

LO: ColdwellBanker 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 Wednesday, June 06, 2007 7:31 PM

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