

Address: 1521 W 15th Avenue



Listing #	06-16356	Price-List	\$ 799,000
Status	Active	Near	Anchorage
Zip Code	99501	Type	Residential
Bedrooms	4	Baths	2.50
Acres	0.23	Carport #	0
Garage #	2	Latitude	
Longitude		Unit #	
Year Built	1962		

MLS Area: 5 - Downtown Anchorage
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R2D - Two Family Residential

School-Elementary	Inlet View	School-Middle	Central	School-High	West Anchorage
Energy Rating		Remote Description		SF-Gar	480
SF-Lot	9,916	SF-Res	2,945	LPSqFt\$	271.31
Tax ID	0111024200001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW1428
Taxes	\$ 6,819	Tax Year	2006	Construction Status	Existing Structure
Year Remodeled	2003	Year Updated			

Directions: 15th just east of parking for Westchester Lagoon
Legal: South Addition B33D L6

Public Remarks: Virtual tour, info package, www.RealS8.com. Totally remodeled single family two-story home just a few steps from Westchester Lagoon. New roof, siding, driveway, windows, mechanical, direct vent fireplace, kitchen, baths, walls, insulation, the works! Nothing untouched! Walls of windows from great room addition open to private gardens and large deck. Appraisal is buyer cost, listing ofc to hold EM

Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Vinyl Roof Type: Asphalt/Comp Shingle Foundation Type: Concrete Block Floor Style: Two-Story Tradtnl Garage Type: Attached; Heated Carport Type: None	Heat Type: Baseboard; Radiant Fuel Type: Natural Gas Sewer Type: Public Water-Type: Public Dining Room Type: Area Access Type: Dedicated Road; Paved; Maintained View Type: Lake; Mountains; Partial Topography: Level Waterfront Name: Waterfront Name: Westchester Lagoon Wtrfrnt-Frontage: None	Wtrfrnt-Access Near: Lake New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 10,000 Docs Avl for Review: Appraisal; As-Built; Docs Posted on MLS; Floor Plan; Prop Discl Available
---	---	--

Features-Interior: Central Vac; Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Fireplace; Refrigerator; Telephone; Window Coverings; BR/BA on Main Level; CO Detector(s); Washer &/Or Dryer; Carpet; Ceiling Fan(s); Hardwood Flooring; Range-Downdraft; Smoke Detector(s)
Features-Additional: View; Deck/Patio; Fence; Fire Service Area; Garage Door Opener; Landscaping; Road Service Area; RV Parking; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Dimensions	Room Name	Room Level	No. of Rooms	Room Remarks	Dimensions
Dining Room	1	1	Part of great room		Bath-Half	1	1	Guest powder bath off great room	
Family Room	2	1	Open to great room below		Bath-Three Qtr	1	1	Serves original BR's, remodeled	
Kitchen	1	1			Master Bedroom	2	1	2 walk-in closets	
Living Room	1	1	Great Room Addn, direct vent FP	29.5 x 33	Bedroom	1	3	Original home section	
Utility Room	1	1							
Extra Room 2		1	Sitting room, part of MBR suite						
Master Bath	2	1	3/4 bath						

LO: Coldwell Banker Fortune (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 Saturday, October 14, 2006 9:15 AM
The information on this sheet has been made available by the MLS and may not be the listing of the provider.