

Address: 5302 ARCTIC Boulevard #4A



List Number	09-1671	Price-List	\$ 200,000
Status	Active	Near	Anchorage
Zip Code	99518	Type	Condominium
Beds	3	Baths	2.50
Acres	0.00	Carpport	0
Garage	2	Latitude	61.172416
Longitude	-149.898604	Unit Floor #	
Condo Type	4 - Townhouse Style	Year Built	2005
Dues-Amount	268.00	Dues-Frequency	Monthly

Area: 15 - W Tudor Rd - Dimond Blvd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: R3 - Multiple Family Residential

School-Elementary	Campbell	School-Middle	Romig	School-High	West Anchorage
Energy Rating		Remote Description		SF-Res	1,927
SF-Gar	483	SF-Lot	0	LPSqFt\$	103.79
Tax ID	0103461300501	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW1929
Taxes	\$ 4,376	Tax Year	2008	Construction Status	Existing Structure
Subdivision		Year Remodeled		Year Updated	
Project Name/Unit #	ARCTIC FOX 4A				

Directions: South on Arctic, property on right hand side of the street just after you cross the International and Arctic intersection.

Public Remarks: Property details, owner standard forms on listing licensee web site. Institutional owner, seller responds promptly. Offers due by 5:00 pm on Wed, Feb 18, 2009. Two-story townhouse close to everything. Faces Arctic but with good eastern sun exposure and mountain views. Cosmetic condition generally good. Lots of footage for the money.

Dues Include: Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water	Roof Type: Asphalt/Comp Shingle Dining Room Type: Area Garage Type: Heated; Tuck Under Carpport Type: None Heat Type: Forced Air Fuel-Type: Natural Gas Sewer-Type: Public Water-Type: Public	View Type: Mountains Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Topography: Level Mortgage Info: EM Min Deposit: 2,000 New Finance (Terms): Cash; Conventional; Other - See Remarks Docs Avl for Review: Docs Posted on MLS
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Features-Interior : Dishwasher; Disposal; Electric; Fireplace; Microwave; Range/Oven; Refrigerator; Telephone; W &/or Dryer Hookup; Window Coverings; Carpet

Features-Additional: Cable TV; Covenant/Restriction; Deck/Patio; Fire Service Area; Garage Door Opener; Landscaping; Road Service Area; View; End Unit; In City Limits; DSL/Cable Available; Paved Driveway

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 Tuesday, February 17, 2009 4:49 PM

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