

Address: 1250 BALFOUR Drive



Listing #	08-3912	Price-List	\$ 370,000
Status	Active	Near	Anchorage
Zip Code	99515	Type	Multi-Family
Beds	8	Baths	4.00
Acres	0.22	Bldgs-Ttl #	1
Carport	0	Garage	3
Units-Ttl #	4	Prkg Spcs	6
Latitude	61.130497	Longitude	-149.858656
Year Built	1983	Income-Gross Annual	

Exp-Annual

Area: 20 - Dimond South
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: R3 - Multiple Family Residential

School-Elementary	Taku	School-Middle	Hanshew	School-High	Service
Energy Rating		Remote Description		SF-Building Apx	4,476
SF-Lot	9,536	Assessed Value	\$ 385,500	Tax ID	0162612100001
Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW2432	Taxes	\$ 5,605
Tax Year	2007	Construction Status	Existing Structure	Year Remodeled	
Year Updated		Prkg Spcs	6	Price-List	370,000.00

Directions: Off Old Seward N of O'Malley, east on Grange then E on Balfour. Building on the right.

Legal: Aurora Park B4 L6

Public Remarks: Full details on listing licensee web site. Bank-acquired property, price reflects as-is condition with no repairs implied. Separate boilers, fireplaces, laundries for each unit. Ground floor apts access one garage each. West top unit accesses 3rd garage at foot of stairs. Cul-de-sac location in South Anchorage multi-family community off Old Seward N of O'Malley.

Multi-Family Type: Four-Plex; Up and Down
Building Info: Units- # of 2 BR: 4
Exterior Finish: Wood
Roof Type: Asphalt/Comp Shingle
Foundation Type: Concrete Block
Garage Type: Attached; Heated
Carport Type: None
Heat Type: Baseboard
Fuel Type: Natural Gas
Sewer-Type: Public
Water-Type: Public
Access Type: Dedicated Road; Paved; Maintained

View Type: Mountains; Partial
Topography: Level
Wtrfrnt-Frontage: None
Wtrfrnt-Access Near: None
Docs Avl for Review: Docs Posted on MLS

New Finance (Terms): AHFC; Cash; Conventional; VA

Features-MultiFamily: DSL-Cable Available; Fixer-Upper; Smoke Detector(s); Covenants; Laundry Facility; Washer/Dryer; Washer/Dryer HkUp

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

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, March 29, 2008 3:54 PM

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