

**Address:** 5687 DENALI Street I (the letter 'i')



<b>List Number</b>	10-953	<b>Price-List</b>	\$ 117,000
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99518	<b>Type</b>	Condominium
<b>Beds</b>	1	<b>Baths</b>	0.75
<b>SF-Res</b>	622	<b>Carpport</b>	0
<b>Garage</b>	2	<b>Latitude</b>	61.169187
<b>Longitude</b>	-149.877120	<b>Unit Floor #</b>	1
<b>Condo Type</b>	1 - Apartment Style	<b>Year Built</b>	2003
<b>Dues-Amount</b>	245.00	<b>Dues-Frequency</b>	Monthly

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

<b>School-Elementary</b>	Taku	<b>School-Middle</b>	Romig	<b>School-High</b>	West Anchorage
<b>SF-Res</b>	622	<b>SF-Gar</b>		<b>SF-Lot</b>	0
<b>Acres</b>	0.00	<b>LPSqFt\$</b>	188.10	<b>Energy Rating</b>	
<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW1931	<b>Construction Status</b>	Existing Structure
<b>Tax ID</b>	0092922201801	<b>Taxes</b>	\$ 1,509	<b>Tax Year</b>	2009
<b>Year Built</b>	2003	<b>Year Remodeled</b>		<b>Year Updated</b>	
<b>Project Name/Unit #</b>	<b>Remote Description</b>				
	HANSON ACRES #1 BLK 3 LT 3 HANSON SQUARE PH 4 BUILDING A UNIT A-I				

**Directions:** South on C St., East on Potter, left on A St., right on 56th, right on Denali St. to Hanson Square. 5687 is the first building as you pull in on the left hand side. Unit is down the ramp, right door.

**Public Remarks:** Property details, owner standard forms on listing licensee web site. Institutional owner, seller responds promptly. One of the very few ground floor handicap-accessible units of its type anywhere, and with two garage parking spaces, built by Continental. Home is in good cosmetic condition. Check with your lender regarding project approvals for financing.

<b>Miscellaneous:</b> Year Built: 2003; Parking Space-Ttl #: 2	<b>Roof Type:</b> Asphalt/Comp Shingle	<b>Access Type:</b> Dedicated Road; Maintained; Paved
<b>Association Info:</b> Association Name: Hanson Square; Manager Contact: Pacific Rim; Manager Phone #: 563-3345	<b>Dining Room Type:</b> Breakfast Nook/Bar	<b>Wtrfrnt-Access Near:</b> None
<b>Dues Include:</b> Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water	<b>Garage Type:</b> Heated; Tuck Under; Space(s)	<b>Wtrfrnt-Frontage:</b> None
<b>Construction Type:</b> Wood Frame - 2x6	<b>Carpport Type:</b> None	<b>Topography:</b> Level
<b>Exterior Finish:</b> Wood	<b>Heat Type:</b> Baseboard	<b>Mortgage Info:</b> EM Min Deposit: 1,000
<b>Foundation Type:</b> Concrete Block	<b>Fuel-Type:</b> Natural Gas	<b>New Finance (Terms):</b> Cash; Conventional; FHA
	<b>Sewer-Type:</b> Public	<b>Docs Avl for Review:</b> Docs Posted on MLS
	<b>Water-Type:</b> Public	

**Features-Interior:** Dishwasher; Disposal; Electric; Fireplace; Microwave; Range/Oven; Refrigerator; Telephone; W &/or Dryer Hookup; Window Coverings; CO Detector(s); Washer&/or Dryer; BR/BA on Main Level; Carpet; Smoke Detector(s)

**Features-Additional:** Cable TV; Covenant/Restriction; Fire Service Area; Handicap Accessible; Landscaping; Road Service Area; In City Limits; DSL/Cable Available; Paved Driveway

**LO:** Coldwell Banker Best Properties

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. © 2010 [MLS](#) and [FBS](#).

Prepared by Niel Thomas, ABR,CCIM,CRS on Friday, January 29, 2010 12:10 PM

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