

Address: 10215 Main Tree Drive



Listing #	07-4580	Price-List	\$ 399,000
Status	Active	Near	Anchorage
Zip Code	99507	Type	Residential
Bedrooms	4	Baths	3.00
Acres	0.48	Carport #	0
Garage #	2	Latitude	61.128232
Longitude	-149.761040	Unit #	
Year Built	1977		

MLS Area: 30 - Abbott Rd - Dearmoun Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: R1A - Single Family Residential

School-Elementary	O'Malley	School-Middle	Hanshev	School-High	Service
Energy Rating		Remote Description		SF-Gar	676
SF-Lot	21,084	SF-Res	2,938	LPSqFt\$	135.81
Tax ID	0153410400001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW2538
Taxes	\$ 5,017	Tax Year	2006	Construction Status	Existing Structure
Year Remodeled	2000	Year Updated	2000		

Directions: Main Tree runs North from O'Malley or South from Abbot Rd.
Legal: Valli Vue Est #2 L41 B1
Public Remarks: Suburban semi-rural living, in the country, close to town, paved streets, community water, underground utilities, active HOA keeps neighborhood looking nice. Private master suite on mid-level. Big entry. Home tucked nicely into treed setting with west sun exposure looking over homes other side of street. High ceilings, open floor plan. CA closets all BR's. Virtual tour listing licensee web site.

Residential Type: Single Family Res Association Info: Dues-HOA Name: Valli Vue, Bonanza; Dues-HOA Phone #: 333-1244; Dues-Amount: 408; Dues-Frequency: Yearly Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Concrete Block Floor Style: Multi-Level Garage Type: Attached; Heated Carport Type: None	Heat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Septic Water-Type: Community Well Dining Room Type: Area Access Type: Dedicated Road; Paved; Maintained View Type: City Lights; Inlet; Mountains; Partial Topography: Sloping Wtrfrnt-Frontage: None	Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 5,000 Docs Avl for Review: As-Built; CC&R's; Docs Posted on MLS; Floor Plan; Prop Discl Available; Re-Sale Cert; Well & Septic Test
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Features-Interior: Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Fireplace; Microwave (B/I); Range/Oven; Telephone; Washr&/Or Dryer Hkup; Window Coverings; Wood Stove; BR/BA on Main Level; CO Detector(s); Jetted Tub; Carpet; Ceiling Fan(s); Smoke Detector(s)
Features-Additional: View; Covenant/Restriction; Deck/Patio; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; RV Parking; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Dining Room	2	1		Bath-Total	2	1	
Family Room	B	1		Bath-Total	B	1	
Kitchen	2	1		Master Bedroom	1	1	
Living Room	2	1		Bedroom	2	2	
Utility Room	B	1		Bedroom	B	1	
Extra Room	B	1	Workshop				
Master Bath	1	1					

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 Sunday, June 10, 2007 8:56 AM
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