Address: 155 Innsbruck Road

<table>
<thead>
<tr>
<th>Listing #</th>
<th>13-17114</th>
<th>Price-List</th>
<th>$ 289,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status</td>
<td>Closed</td>
<td>Near</td>
<td>Girdwood</td>
</tr>
<tr>
<td>Zip Code</td>
<td>99587</td>
<td>Type</td>
<td>Residential</td>
</tr>
<tr>
<td>Bedrooms</td>
<td>1</td>
<td>Baths</td>
<td>1.00</td>
</tr>
<tr>
<td>SF-Res</td>
<td>630</td>
<td>Carport #</td>
<td>0</td>
</tr>
<tr>
<td>Garage #</td>
<td>0</td>
<td>Latitude</td>
<td>60.958472</td>
</tr>
<tr>
<td>Longitude</td>
<td>-149.117875</td>
<td>Unit #</td>
<td></td>
</tr>
<tr>
<td>Year Built</td>
<td>1973</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

MLS Area: 101 - Girdwood/Turnagain Arm
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: gR-2 Sgl Family/Two Family Residential

School-Elementary    | Girdwood     | School-Middle | Girdwood | School-High | South Anchorage |
SF-Lot               | 12,500       | Acres         | 0.29     |             |                |
SF-Gar               |              | Grid # (Muni Anch) | SE4816 | Tax Map #-Mat-Su | N/A |
Energy Rating        |              | Tax ID        | 076012300001 | Taxes | $ 2,953.83 |
Tax Year             | 2012         | Year Built    | 1973     | Year Remodeled |                |
Year Updated         |              | Construction Status | Existing Structure |                |                |
Remote Description   |              |                |          |                |                |
Directions: Right on Alyeska View Avenue, right on Innsbruck. Fourth home on left.
Legal: Alyeska #1 L3 B8
Public Remarks: Cozy ski cabin located 1 block from ski lift. Located on quiet dead-end road with direct mountain views. Only one open loft bedroom.

Residential Type: Single Family Res
Construction Type: Wood Frame
Exterior Finish: Wood
Roof Type: Metal
Foundation Type: Pilings
Floor Style: Cabin
Garage Type: None
Carport Type: None

Heat Type: Radiant
Fuel Type: Natural Gas
Sewer Type: Public
Water-Type: Public
Dining Room Type: Area
Access Type: Dedicated Road; Dirt; Maintained
View Type: Mountains
Topography: Level
Wtrfmt-Frontage: None

Wtrfmt-Access Near: None
New Finance (Terms): Cash; Conventional
Mortgage Info: EM Minimum Deposit: 3,000
Docs Avl for Review: As-Built

Features-Interior: Disposal; Electric; Range/Oven; Refrigerator; CO Detector(s); Washer &/Or Dryer; Vaulted Ceiling; Smoke Detector(s)
Features-Additional: View; Deck/Patio; Fire Service Area; Road Service Area

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Room Level</th>
<th>Room Name</th>
<th>Room Level</th>
<th>Room Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td>1</td>
<td>Bedroom 1</td>
<td>2</td>
<td>open loft</td>
</tr>
<tr>
<td>Living Room</td>
<td>1</td>
<td>Bath-Full</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

LO: Glacier City Realty
LO2: Glacier City Realty

Provided as a courtesy of Bryan Epley, CRS, E-PRO, CLHMS, CDPE
RE/MAX of Ayleska
118 Lindblad Ave #200
Girdwood, AK 99587

Mobile - (907) 223-9799
Direct - (907) 783-2010
Office - (907) 783-2010
bryan@bryanepley.com
http://www.girdwoodhomes.com
Address: 115 Gastaad Way

<table>
<thead>
<tr>
<th>Listing #</th>
<th>13-6037</th>
<th>Price-List</th>
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<td>Girdwood</td>
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<tr>
<td>Zip Code</td>
<td>99587</td>
<td>Type</td>
<td>Residential</td>
</tr>
<tr>
<td>Bedrooms</td>
<td>2</td>
<td>Baths</td>
<td>1.00</td>
</tr>
<tr>
<td>SF-Res</td>
<td>1,352</td>
<td>Carport #</td>
<td>0</td>
</tr>
<tr>
<td>Garage #</td>
<td>0</td>
<td>Latitude</td>
<td>60.955538</td>
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<tr>
<td>Longitude</td>
<td>-149.125896</td>
<td>Unit #</td>
<td></td>
</tr>
<tr>
<td>Year Built</td>
<td>1981</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

MLS Area: 101 - Girdwood/Turnagain Arm
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co: 
Zoning: gR-2 Sgl Family/Two Family Residential

Directions: From Alyeska Hwy turn Rt. on Timberline and continue on to Gastaad Way which is past Chateau on left.
Legal: Alyeska Basin #3 L6 B5
Public Remarks: Great starter home/cabin with vaulted ceilings located on a a large, level sunny lot (14,994) with plenty of room to expand. Price to sell at 10K below MOA assessment. One bedroom is loft bedroom.

<table>
<thead>
<tr>
<th>School-Elementary</th>
<th>Girdwood</th>
<th>School-Middle</th>
<th>Girdwood</th>
<th>School-High</th>
<th>South Anchorage</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF-Lot</td>
<td>14,994</td>
<td>Acres</td>
<td>0.34</td>
<td>SF-Res</td>
<td>1,352</td>
</tr>
<tr>
<td>SF-Gar</td>
<td>Grid # (Muni Anch)</td>
<td>SE4915</td>
<td>Tax ID</td>
<td>0751732600001</td>
<td>Taxes</td>
</tr>
<tr>
<td>Energy Rating</td>
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<td>Tax Year</td>
<td>2012</td>
<td>Year Built</td>
<td>1981</td>
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<tr>
<td>Year Updated</td>
<td>2012</td>
<td>Construction Status</td>
<td>Existing Structure</td>
<td>Year Remodeled</td>
<td>No</td>
</tr>
</tbody>
</table>

Remote Description

Available Features:
- Heat Type: Radiant
- Fuel Type: Electric; Natural Gas
- Sewer Type: Public
- Water-Type: Public
- Access Type: Dedicated Road; Gravel;
- View Type: Mountains; Unobstructed
- Topography: Level
- Wrfrnt-Frontage: None

Residential Type: Single Family Res
Construction Type: Wood Frame
Exterior Finish: Wood
Roof Type: Metal
Foundation Type: Pilings; Poured Concrete
Floor Style: Chalet/A-Frame; Tri-Level
Garage Type: None
Carport Type: None

Features-Interior: Dishwasher; Electric; Range/Oven; Telephone; Washr&/Or Dryer Hkup; Window Coverings; CO Detector(s); Carpet; Ceiling Fan(s); Laminate Flooring; Vaulted Ceiling; Smoke Detector(s)
Features-Additional: View; Covenant/Restriction; Deck/Patio; Fixer Upper; Road Service Area; RV Parking; Lot-Corner; In City Limits; DSL/Cable Available; Cable TV; Shed

Directions:

LO: Faulkner Real Estate LLC

Provided as a courtesy of
Bryan Epley, CRS, E-PRO, CLHMS, CDPE
RE/MAX of Alyeska
118 Lindblad Ave #200
Girdwood, AK 99587

Mobile - (907) 223-9799
Direct - (907) 783-2010
Office - (907) 783-2010
bryan@bryanepley.com
http://www.girdwoodhomes.com

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Address: 174 Megeve Road

Listing # 13-12192
Price-List  $ 649,000

Status Closed
Near Girdwood
Zip Code 99587
Type Residential
Bedrooms 2          Baths 2.00
SF-Res 2,450
Carport # 0
Garage # 2           Latitude 60.956594
Longitude -149.118423
Year Built 2008

MLS Area: 101 - Girdwood/Turnagain Arm
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co: Jada Construction
Zoning: gR-2 Sgl Family/Two Family Residential

School-Elementary: Girdwood
School-Middle: Girdwood
School-High: South Anchorage

SF-Lot 12,500
Acres 0.29
SF-Gar 1,127
Grid # (Muni Anch) SE4916
Energy Rating Tax ID 0760211100001
Tax Year 2013
Year Built 2008
Year Updated Construction Status Existing Structure

Remote Description
Directions: Alyeska Highway to Alyeska Avenue, right on Alyeska Avenue, right on McGeve.
Legal: Alyeska #1 L11 B17
Public Remarks: Modern custom home designed by Mark Ivy & Co. Windows cased & trimmed with Douglas Fir make this home light and bright throughout the year. Heart pine wood floors throughout, gourmet kitchen with hickory cabinets, 1,000 SF heated garage, 2 bonus rms could be converted to make 4-bdrm. Japanese soaking tub in upstairs Ba. Low maintenance, Energy efficient. Quiet Street. Lots of parking. Walk to Alyeska Residential Type: B & B Potential; Single Family Res
Construction Type: Other - See Remarks
Exterior Finish: Other - See Remarks
Roof Type: Asphalt/Comp Shingle
Foundation Type: Other - See Remarks
Floor Style: Two-Story Tradtnl
Garage Type: Attached; Heated
Carport Type: None

Heat Type: In-Floor Heat; Radiant
Fuel Type: Natural Gas
Sewer Type: Public
Water-Type: Public
Dining Room Type: Area
Access Type: Gravel
View Type: Partial
Topography: Level
Wtrfrnt-Access Near: None
New Finance (Terms): Cash; Conventional
Docs Avl for Review: Docs Posted on MLS; Prop Discl Available

Features-Interior: Air Exchanger; Den &/Or Office; Dishwasher; Family Room; Microwave (B/I); Range/Oven; BR/BA on Main Level; Home Theater; Washer &/Or Dryer; Arctic Entry; Vaulted Ceiling; Hardwood Flooring; Smoke Detector(s)
Features-Additional: Deck/Patio; Garage Door Opener

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Room Level</th>
<th>No. of Rooms</th>
<th>Room Remarks</th>
<th>Room Name</th>
<th>Room Level</th>
<th>No. of Rooms</th>
<th>Room Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dining Room</td>
<td>1</td>
<td>1</td>
<td>Hickory Cabinets</td>
<td>Bedroom 1</td>
<td>2</td>
<td>1</td>
<td>Loft</td>
</tr>
<tr>
<td>Kitchen</td>
<td>1</td>
<td>1</td>
<td></td>
<td>Bedroom 2</td>
<td>2</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Living Room</td>
<td>1</td>
<td>1</td>
<td>Vermont Casting stove</td>
<td>Bath-Full</td>
<td>1</td>
<td>1</td>
<td>Japanese soaking tub</td>
</tr>
<tr>
<td>Utility Room</td>
<td>2</td>
<td>1</td>
<td></td>
<td>Bath-Full</td>
<td>2</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Extra Room 1</td>
<td>1</td>
<td>1</td>
<td>Potential Bdrm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Extra Room 2</td>
<td>1</td>
<td>1</td>
<td>Potential Bdrm</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Extra Room 3</td>
<td>1</td>
<td>1</td>
<td>Media rm</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

LO: Jack White Real Estate

Provided as a courtesy of Bryan Epley, CRS, E-PRO, CLHMS, CDPE
RE/MAX of Alyeska
118 Lindblad Ave #200
Girdwood, AK 99587

Mobile - (907) 223-9799
Direct - (907) 783-2010
Office - (907) 783-2010
bryan@bryanepley.com
http://www.girdwoodhomes.com

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Address: 114 Saint Moritz Drive

Listing # 13-14705  Price-List $ 359,000
Status  Closed  Near  Girdwood
Zip Code  99587  Type  Residential
Bedrooms  2  Baths  2.00
SF-Res  1,537  Carport #  0
Garage #  0  Latitude  60.952628
Longitude -149.123201  Unit #
Year Built  1981

MLS Area: 101 - Girdwood/Turnagain Arm
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co: 
Zoning: gR-2 Sgl Family/Two Family Residential

School-Elementary  Girdwood  School-Middle  Girdwood  School-High  South Anchorage
SF-Lot  8,702  Acres  0.20  SF-Res  1,537
SF-Gar  Grid # (Muni Anch)  SE4916  Tax Map #-Mat-Su  N/A
Energy Rating  Tax ID  0751815600001  Taxes  $ 3,478.53
Tax Year  2012  Year Built  1981  Year Remodeled
Year Updated  2013  Construction Status  Existing Structure  Foreclosure/Bank Own  No

Remote Description
Directions: Alyeska Highway to Timberline, left on Vail, left on Alpine Meadows, right on Saint Moritz, home is on right, look for sign.

Residential Type: Single Family Res  Heat Type: Radiant  Wtrfmt-Access Near: None
Construction Type: Wood Frame  Fuel Type: Natural Gas  New Finance (Terms): Cash; Conventional
Exterior Finish: Wood  Sewer Type: Public  Mortgage Info: EM Minimum Deposit: 3,500
Roof Type: Metal  Water-Type: Public  Docs Avl for Review: As-Built; Home Inspection;
Foundation Type: Concrete Block  Dining Room Type: Breakfast Nook/Bar; Area  Prop Discl Available
Floor Style: Chalet/A-Frame  Access Type: Dedicated Road; Gravel;
Garage Type: None  Maintained; Government
Carport Type: None  View Type: Mountains

Features-Interior: Dishwasher; Disposal; Electric; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Trash Compactor; Window Coverings; BR/BA on Main Level; CO Detector(s); Washer &/Or Dryer; Carpet; Ceiling Fan(s); Vaulted Ceiling; Smoke Detector(s)
Features-Additional: View; Covenant/Restriction; Deck/Patio; Fire Service Area; Road Service Area; Lot-Corner; DSL/Cable Available; Cable TV

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Room Level</th>
<th>Room Remarks</th>
<th>Room Name</th>
<th>Room Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family Room</td>
<td>2</td>
<td>Large open loft</td>
<td>Bedroom 1</td>
<td>1</td>
</tr>
<tr>
<td>Kitchen</td>
<td>1</td>
<td></td>
<td>Bedroom 2</td>
<td>1</td>
</tr>
<tr>
<td>Living Room</td>
<td>1</td>
<td></td>
<td>Bath-Full</td>
<td>2</td>
</tr>
<tr>
<td>Utility Room</td>
<td>1</td>
<td>Entry</td>
<td>Bath-Three Qtr</td>
<td>1</td>
</tr>
</tbody>
</table>

LO: Glacier City Realty
LO2: Glacier City Realty

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Bryan Epley, CRS, E-PRO, CLHMS, CDPE
RE/MAX of Alyeska
118 Lindblad Ave #200
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Address: 352 Echo Ridge Drive

| Listing #    | 13-9832 | Price-List | $289,000 |
| Status       | Closed   | Near       | Girdwood |
| Zip Code     | 99587    | Type       | Residential |
| Bedrooms     | 3        | Baths      | 1.00     |
| SF-Res       | 1,440    | Carport #  | 0        |
| Garage #     | 0        | Latitude   | 60.951526 |
| Longitude    | -149.117584 | Unit #     |          |
| Year Built   | 1990     |            |          |

MLS Area: 101 - Girdwood/Turnagain Arm
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co: Zoning: gR-2 Sgl Family/Two Family Residential

School-Elementary: Girdwood
School-Middle: Girdwood
School-High: South Anchorage

SF-Lot: 15,652
Acres: 0.36
SF-Gar: Grid # (Muni Anch): SE4916
Tax Map #: Mat-Su: N/A

Energy Rating
Tax ID: 0760621600001
Taxes: $3,910

Tax Year: 2013
Year Built: 1990
Year Remodeled: 

Year Updated: 2004
Construction Status: Existing Structure
Foreclosure/Bank Own: No

Remote Description
Directions: Alyeska Hwy to Timberline Dr to Vail Dr to Stowe Dr to Alpine Meadows Ave. Turn R and proceed to St Moritz Dr. Turn L and proceed to Echo Ridge Dr. Turn R and proceed up Echo Ridge Dr. House on R.
Legal: Alyeska Basin #7 L3 B29
Public Remarks: Enjoy the serenity near the end of this quiet street. Views of Girdwood Valley, Turnagain Arm, and the Kenai Mountains are present throughout this bright home with many large windows, or from the two south facing decks. Put the spacious workshop to good use.

Residential Type: Single Family Res
Construction Type: Wood Frame
Exterior Finish: Wood
Roof Type: Metal
Foundation Type: Concrete Block
Miscellaneous: Basement Status: Unfinished
Floor Style: Multi-Level
Garage Type: None
Carport Type: None

Heat Type: Baseboard; Radiant
Fuel Type: Natural Gas
Sewer Type: Public
Water-Type: Public
Dining Room Type: Area
Access Type: Gravel; Maintained; Government
View Type: Inlet; Mountains; Ocean
Topography: Sloping
Wtrfrnt-Access Near: None
Wtrfrnt-Frontage: None

Wtrfrnt-Access Near: None
Docs Avl for Review: As-Built; Docs Posted on MLS: Floor Plan; Home Inspection; Prop Disc Available

Wtrfrnt-Frontage: None

Features-Interior: Basement; Den &/Or Office; Disposal; Range/Oven; Refrigerator; Telephone; Window Coverings; CO Detector(s); Washer &/Or Dryer; Laminate Flooring; Smoke Detector(s)
Features-Additional: View; Covenant/Restriction; Deck/Patio; Fire Service Area; Road Service Area; In City Limits; DSL/Cable Available; Cable TV

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Room Level</th>
<th>No. of Rooms</th>
<th>Room Remarks</th>
<th>Room Name</th>
<th>Room Level</th>
<th>No. of Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td>1</td>
<td>1</td>
<td></td>
<td>Bedroom</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Living Room</td>
<td>1</td>
<td>1</td>
<td></td>
<td>Bedroom</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Extra Room 0</td>
<td>0</td>
<td>1</td>
<td>Workshop and Utilities</td>
<td>Bath-Full</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Extra Room 2</td>
<td>2</td>
<td>1</td>
<td>Closed Loft</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

LO: RE/MAX of Alyeska
LO2: RE/MAX of Alyeska

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Bryan Epley, CRS, E-PRO, CLHMS, CDPE
RE/MAX of Alyeska
118 Lindblad Ave #200
Girdwood, AK 99587

Mobile - (907) 223-9799
Direct - (907) 783-2010
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Address: 205 Higher Terrace

Listing # 13-2525  
Price-List $ 313,000

Status Closed  
Near Girdwood

Zip Code 99587  
Type Residential

Bedrooms 3  
Baths 1.50

SF-Res 1,568  
Carport # 0

Garage # 0  
Latitude 60.954036

Longitude -149.116771  
Unit # 

Year Built 1984

MLS Area: 101 - Girdwood/Turnagain Arm
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co: 
Zoning: gr-2 Sgl Family/Two Family Residential

School-Elementary Girdwood  
School-Middle Girdwood  
School-High South Anchorage

SF-Lot 8,436  
Acres 0.19  
SF-Res 1,568

SF-Gar Grid # (Muni Anch) SE4916  
Tax Map # Mat-Su N/A

Energy Rating Tax ID 0760223100001  
Taxes $ 3,392.50

Tax Year 2012  
Year Built 1984  
Year Remodeled

Year Updated Construction Status Existing Structure Foreclosure/Bank Own No

Remote Description

Directions: From Alyeska Hwy turn right on Alyeska View Ave. Follow Alyeska View until it turns to the left. Take first left onto Higher Terrace. Home is the first house on the left.

Legal: Alyeska #3 L18 B21

Public Remarks: Ski from your driveway to the chair lift! This home is less than a mile from Alyeska Ski Resort! Enjoy the open layout of the main living & dining area, or relax in the comfortable bonus family room. Savor your morning coffee on one of two spacious decks, and after a fun filled day on the slopes, cozy up next to the gas wood stove and soak up the good life in your new mountain paradise!

Residential Type: Single Family Res  
Construction Type: Wood Frame

Heat Type: Baseboard; Radiant  
Fuel Type: Electric; Natural Gas

Sewer Type: Public  
Water-Type: Private Well

Foundation Type: Pilings  
Dining Room Type: Area

Floor Style: Chalet/A-Frame  
Access Type: Dedicated Road; Gravel

Garage Type: None  
Topography: Bluff; Sloping

Carport Type: None  
Wtrfrnt-Access Near: None

Wtrfrnt-Access Near: None  
New Finance (Terms): Cash; Conventional; FHA; VA

Docs Avl for Review: As-Built; CC&R's; Docs Posted on MLS

Features-Interior: Dishwasher; Disposal; Family Room; Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; CO Detector(s); Washer &/Or Dryer; Arctic Entry; Carpet; Laminate Flooring; Vaulted Ceiling; Smoke Detector(s)

Features-Additional: Covenant/Restriction; Deck/Patio; Fire Service Area; DSL/Cable Available; Cable TV

LO: Keller Williams Realty Alaska Group

Provided as a courtesy of
Bryan Epley, CRS, E-PRO, CLHMS, CDPE
RE/MAX of Alyeska
118 Lindblad Ave #200
Girdwood, AK 99587

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**Address:** 155 Christina Place

<table>
<thead>
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<th>Price-List</th>
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<td>Status</td>
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<td>Location</td>
<td>Girdwood</td>
</tr>
<tr>
<td>Zip Code</td>
<td>99587</td>
<td>Type</td>
<td>Residential</td>
</tr>
<tr>
<td>Bedrooms</td>
<td>3</td>
<td>Baths</td>
<td>2.00</td>
</tr>
<tr>
<td>SF-Res</td>
<td>1,767</td>
<td>Carport #</td>
<td>0</td>
</tr>
<tr>
<td>Garage #</td>
<td>4</td>
<td>Latitude</td>
<td>60.956645</td>
</tr>
<tr>
<td>Longitude</td>
<td>-149.122536</td>
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<tr>
<td>Year Built</td>
<td>1978</td>
<td></td>
<td></td>
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**MLS Area:** 101 - Girdwood/Turnagain Arm  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:**  
**Zoning:** gR-2 Sgl Family/Two Family Residential

**School-Elementary**  
**School-Middle**  
**School-High**

**SF-Lot** 14,755  
**SF-Gar**  
**Energy Rating**  
**Tax Year** 2013  
**Year Built** 1978  
**Year Updated** 2013

**Remote Description**  
*Directions:* Alyeska Highway, right on Timberline, left on Christina—property at top of hill on left.

**Legal:** Alyeska Basin L17 B5

**Public Remarks:** Well appointed multi-level home on secluded Girdwood lot definitely has all accoutrements of a full time residence (including 4-car garage). Clever designer accomplished this fete without sacrificing romantic allure of ski resort chalet. Mountain-facing back deck to greenbelt and privacy; loft peaks down over welcoming living room and of course design includes ample ski equipment storage.

**Residential Type:** Single Family Res  
**Construction Type:** Wood Frame  
**Exterior Finish:** Wood  
**Roof Type:** Metal  
**Foundation Type:** All Weather Wood; Slab on Grade  
**Floor Style:** Two-Story Tradtnl  
**Garage Type:** Attached  
**Carport Type:** None  
**Heat Type:** Forced Air  
**Fuel Type:** Natural Gas  
**Sewer Type:** Public  
**Water-Type:** Public  
**Dining Room Type:** Area  
**Access Type:** Dirt  
**View Type:** Mountains  
**Topography:** Level; Sloping  
**Wtrfmt-Frontage:** None  
**Wtrfmt-Access Near:** None  
**New Finance (Terms):** Cash; Conventional; FHA; VA  
**Docs Avl for Review:** As-Built; Docs Posted on MLS; Prop Discl Available  
**Features-Interior:** Dishwasher; Disposal; Fireplace; Refrigerator; Security System; BR/BA on Main Level; CO Detector(s); Washer &/Or Dryer; Carpet; Laminate Flooring; Vaulted Ceiling; Smoke Detector(s)  
**Features-Additional:** View; Garage Door Opener; In City Limits; DSL/Cable Available; Cable TV; Shed  

**Remote Description**  
*Directions:* Alyeska Highway, right on Timberline, left on Christina—property at top of hill on left.

**Finance**  
**Tax ID** 0751721600001  
**Taxes** $ 4,854.15  
**Tax Year** 2013  
**Year Remodeled**

**Features-Additional**  

---

**Provided as a courtesy of**  
**Bryan Epley, CRS, E-PRO, CLHMS, CDPE**  
**RE/MAX of Alyeska**  
118 Lindblad Ave #200  
Girdwood, AK 99587

**Mobile:** (907) 223-9799  
**Direct:** (907) 783-2010  
**Office:** (907) 783-2010  
**bryan@bryanepley.com**  
**http://www.girdwoodhomes.com**

---

*All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2014 MLS and FBS. Prepared by Bryan Epley, CRS,E-PRO,CLHMS,CDPE on Monday, January 27, 2014 7:09 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.*
Address: 184 Agostino Mine Road

<table>
<thead>
<tr>
<th>Listing #</th>
<th>Price-List</th>
<th>Status</th>
<th>Near</th>
<th>Zip Code</th>
<th>Type</th>
<th>Bedrooms</th>
<th>Baths</th>
<th>SF-Res</th>
<th>Carport #</th>
<th>Garage #</th>
<th>Latitude</th>
<th>Unit #</th>
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<tr>
<td>13-6963</td>
<td>$792,000</td>
<td>Closed</td>
<td>Girdwood</td>
<td>99587</td>
<td>Residential</td>
<td>4</td>
<td>3.00</td>
<td>2,944</td>
<td>0</td>
<td>2</td>
<td>60.951761</td>
<td>N/A</td>
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<table>
<thead>
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<th>MLS Area:</th>
<th>Borough/Census Area:</th>
<th>Region:</th>
<th>Builder Name &amp; Co:</th>
<th>Zoning:</th>
<th>School-Elementary</th>
<th>School-Middle</th>
<th>School-High</th>
<th>SF-Lot</th>
<th>Acres</th>
<th>SE4912</th>
<th>Tax Map #</th>
<th>Mat-Su</th>
<th>N/A</th>
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</thead>
<tbody>
<tr>
<td>101 - Girdwood/Turnagain Arm</td>
<td>1A - Anchorage Municipality</td>
<td>1 - Southcentral Alaska Region</td>
<td>Z-R-2 Sgl Family/Two Family Residential</td>
<td></td>
<td>Girdwood</td>
<td>Girdwood</td>
<td>South Anchorage</td>
<td>55,440</td>
<td>1.27</td>
<td>2,944</td>
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<td>N/A</td>
<td>N/A</td>
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<table>
<thead>
<tr>
<th>Energy Rating</th>
<th>Tax Year</th>
<th>Year Built</th>
<th>Construction Status</th>
<th>Foreclosure/Bank Own</th>
<th>Remote Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>1999</td>
<td>Existing Structure</td>
<td>No</td>
<td>Directions: Alyeska Highway to Hottentot Road, right on Sproat, left on Agostino Mine to last D/W on right.</td>
<td></td>
</tr>
</tbody>
</table>

Public Remarks: Total privacy and breathtaking views overlooking Chugach National Forest on this huge 1.27 acre Girdwood property. High quality, custom log home constructed with massive hand hewn Alaskan spruce logs, huge expanses of glass, vaulted ceilings, bamboo and imported Italian tile floors, cherry cabinetry. 1 BR apartment for guests or income. Hand hewn log stairs & railings. Fabulous workshop/man cave

<table>
<thead>
<tr>
<th>Residential Type:</th>
<th>B &amp; B Potential:</th>
<th>Single Family Res</th>
<th>Construction Type:</th>
<th>Log: Wood Frame - 2x6</th>
<th>Exterior Finish:</th>
<th>Log: Other - See Remarks:</th>
<th>Wood Roof Type:</th>
<th>Metal</th>
<th>Foundation Type:</th>
<th>Concrete Block:</th>
<th>Slab on Grade</th>
<th>Garage Type:</th>
<th>Attached; Heated</th>
<th>Carport Type:</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>B &amp; B Potential:</td>
<td>Single Family Res</td>
<td>Construction Type:</td>
<td>Log: Wood Frame - 2x6</td>
<td>Exterior Finish:</td>
<td>Log: Other - See Remarks:</td>
<td>Wood Roof Type:</td>
<td>Metal</td>
<td>Foundation Type:</td>
<td>Concrete Block:</td>
<td>Slab on Grade</td>
<td>Garage Type:</td>
<td>Attached; Heated</td>
<td>Carport Type:</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Heat Type: Forced Air</th>
<th>Fuel Type: Natural Gas</th>
<th>Sewer Type: Septic</th>
<th>Water-Type: Private Well; Shared</th>
<th>Access Type: Dedicated Road; Gravel; Maintained</th>
<th>View Type: Mountains; Unobstructed</th>
<th>Topography: Level; Sloping</th>
<th>Wtrfrnt-Frontage:</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Features-Interior: Water Purification; Dishwasher; Disposal; Electric; Microwave (B/I); Range/Oven; Refrigerator; Telephone; Trash Compactor; Washr & Dryer Hkup; Water Softener; Window Coverings; Workshop; BR/BA on Main Level; CO Detector(s); Washer &/Or Dryer; Carpet; Ceiling Fan(s); Vaulted Ceiling; Hardwood Flooring; Range-DownDraft; Smoke Detector(s)

Features-Additional: View; Deck/Patio; Fire Service Area; Garage Door Opener; Landscaping; Mother-in-Law Apt; Road Service Area; Storage Space/Unit; DSL/Cable Available; Cable TV

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Room Level</th>
<th>Room Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dining Room</td>
<td>2</td>
<td>Open to living, and the views!</td>
</tr>
<tr>
<td>Kitchen</td>
<td>2</td>
<td>Brkst area, bar seating, true chef ktchn</td>
</tr>
<tr>
<td>Kitchen</td>
<td>1</td>
<td>Fully functional!</td>
</tr>
<tr>
<td>Living Room</td>
<td>2</td>
<td>Bamboo floors, 2 story with log trusses</td>
</tr>
<tr>
<td>Living Room</td>
<td>1</td>
<td>Separate apt on ground floor</td>
</tr>
<tr>
<td>Utility Room</td>
<td>1</td>
<td>W/D and water systems</td>
</tr>
<tr>
<td>Master Bath</td>
<td>3</td>
<td>Huge &quot;man cave&quot; with garage door</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Room Level</th>
<th>Room Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master Bedroom</td>
<td>3</td>
<td>Deck, vaulted, large W/I closet</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>2</td>
<td>Side by side with BR 2</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>2</td>
<td>Side by side with BR 1</td>
</tr>
<tr>
<td>Bedroom 4</td>
<td>1</td>
<td>Large room with big closet</td>
</tr>
<tr>
<td>Bath-Full</td>
<td>2</td>
<td>Adjacent to BR’s 1 and 2</td>
</tr>
<tr>
<td>Bath-Full</td>
<td>1</td>
<td>Great guest or rental potential</td>
</tr>
</tbody>
</table>

LO: Herrington and Company, LLC

Provided as a courtesy of Bryan Epley, CRS, E-PRO, CLHMS, CDPE
RE/MAX of Alyeska
118 Lindblad Ave #200
Girdwood, AK 99587

Mobile - (907) 223-9799
Direct - (907) 783-2010
Office - (907) 783-2010
bryan@bryanepley.com
http://www.girdwoodhomes.com
<table>
<thead>
<tr>
<th>Listing #</th>
<th>13-12810</th>
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<td>Near</td>
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<tr>
<td>Zip Code</td>
<td>99587</td>
<td>Type</td>
<td>Residential</td>
</tr>
<tr>
<td>Bedrooms</td>
<td>4</td>
<td>Baths</td>
<td>3.50</td>
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<tr>
<td>SF-Res</td>
<td>3,266</td>
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<td>Garage #</td>
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<td>Longitude</td>
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<tr>
<td>Year Built</td>
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**MLS Area:** 101 - Girdwood/Turnagain Arm  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:** Seller  
**Zoning:** gR-2 Sgl Family/Two Family Residential

**School-Elementary:** Girdwood  
**School-Middle:** Girdwood  
**School-High:** South Anchorage

**SF-Lot:** 12,500  
**Acres:** 0.29  
**SF-Gar:** 716  
**Grid # (Muni Anch):** SE4816  
**Tax Map # Mat-Su:** N/A  
**Year Updated:** 2013  
**Construction Status:** Existing Structure  
**Year Remodeled:** 1999  
**Construction Type:** Wood Frame - 2x6  
**Exterior Finish:** Other - See Remarks; Wood

**Foundation Type:** Concrete Block; Poured Concrete  
**Roof Type:** Metal  
**Floor Style:** Multi-Level  
**Garage Type:** Attached; Heated; Tuck Under  
**Garage Door Opener:**  
**Carport Type:** None  
**Heat Type:** Forced Air  
**Fuel Type:** Natural Gas  
**Sewer Type:** Public  
**Water Type:** Public  
**Access Type:** Dedicated Road; Gravel; Maintained; Government  
**View Type:** Mountains  
**Topography:** Level  
**Wtrfrnt-Access Near:** None  
**New Finance (Terms):** Cash; Conventional  
**Mortgage Info:** EM Minimum Deposit: 6,500  
**Docs Avl for Review:** As-Built; Home Inspection; Prop Discl Available

**Residential Type:** B & B Potential; Single Family Res  
**Construction Build:**  

**Features-Interior:** Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Fireplace; Range/Oven; Refrigerator; Telephone; Window Coverings; Jetted Tub; Washer &/Or Dryer; Carpet; Hardwood Flooring; Smoke Detector(s)

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

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Room Level</th>
<th>Room Remarks</th>
<th>Room Name</th>
<th>Room Level</th>
<th>Room Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dining Room</td>
<td>2</td>
<td>Ig covered deck off DR</td>
<td>Master Bedroom</td>
<td>3</td>
<td>w deck views of Alyeska</td>
</tr>
<tr>
<td>Family Room</td>
<td>3</td>
<td></td>
<td>Bedroom 2</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Kitchen</td>
<td>2</td>
<td></td>
<td>Bedroom 3</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Living Room</td>
<td>2</td>
<td>Laundry off master</td>
<td>Bath-Full</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Utility Room</td>
<td>3</td>
<td>X Lg shower / cstm tile</td>
<td>Bath-Half</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Master Bath</td>
<td>3</td>
<td>office plumbed M.I.L.</td>
<td>Bath-Three Qtr</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Extra Room</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Remote Description**

Directions: Alyeska Highway to Alpine Meadows (just below T) Right on Alpine Meadows to Innsbruck, home located at end of cul-de-sac on left. Legal: Alyeska #1 L1 B8

Public Remarks: Incredible custom home located on a cul-de-sac within two blocks of the ski lifts. Open European floor design with a spacious office suitable as a bdrm or mother-in-law apt. Custom kitchen & liv rm w gas fireplace on 2nd level, bedrooms and sm family room on third floor. A great family home as well as entertaining, 4 separate covered decks. Attention to detail throughout with

**Features-Interior:** Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Fireplace; Range/Oven; Refrigerator; Telephone; Window Coverings; Jetted Tub; Washer &/Or Dryer; Carpet; Hardwood Flooring; Smoke Detector(s)

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

**Features-Interior:** Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Fireplace; Range/Oven; Refrigerator; Telephone; Window Coverings; Jetted Tub; Washer &/Or Dryer; Carpet; Hardwood Flooring; Smoke Detector(s)

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

---

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Address: 314 Crystal Mountain Road #303

<table>
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<th>List Number</th>
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<tr>
<td>Zip Code</td>
<td>99587</td>
<td>Type</td>
<td>Condominium</td>
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<tr>
<td>Beds</td>
<td>0</td>
<td>Baths</td>
<td>1.00</td>
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<tr>
<td>SF-Res</td>
<td>598</td>
<td>Carport</td>
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<td>Latitude</td>
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<td>Longitude</td>
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<td>Unit Floor #</td>
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<tr>
<td>Condo Type</td>
<td>1 - Apartment Style</td>
<td>Year Built</td>
<td>1984</td>
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<td>Dues-Amount</td>
<td>$550</td>
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<td></td>
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<tr>
<td>Borough/Census Area:</td>
<td>1A - Anchorage Municipality</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Region:</td>
<td>1 - Southcentral Alaska Region</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning:</td>
<td>gR-4 Multiple-Family Residential</td>
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<td></td>
</tr>
</tbody>
</table>

Remote Description: Directions: Alyeska Highway to T at Arlberg, left on Arlberg, right on Crystal Mountain Road, association is second building on left.

Public Remarks: Rare find just before ski season! Check out this top fIr studio w garage & storage unit in the popular Timberline condos. Features include: wood fireplace, washer/dryer in unit, lg. closets w built in shelving, great views of Mt. Alyeska & a private covered deck. Association amenities include: owner use rec room, sauna, and hot tub. Garage space has private coded door opener key pad entry

<table>
<thead>
<tr>
<th>Miscellaneous:</th>
<th>Roof Type: Bitumen/Torch Down</th>
</tr>
</thead>
<tbody>
<tr>
<td>Association Info:</td>
<td>Association Name: Timberline; Association Phone #: 783-2131; Manager Contact: Scott Kirk</td>
</tr>
<tr>
<td>Dues Include:</td>
<td>Garage Type: Attached; Heated; Tuck Under Carport Type: None</td>
</tr>
<tr>
<td>Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water Construction Type:</td>
<td>Heat Type: Radiant</td>
</tr>
<tr>
<td>Exterior Finish: Masonry; Wood Foundation Type: Concrete Block; Poured Concrete</td>
<td>Fuel-Type: Electric Sewer-Type: Public</td>
</tr>
<tr>
<td>Water-Type: Public</td>
<td>View Type: Glacier; Mountains Access Type: Dedicated Road; Government; Gravel; Maintained</td>
</tr>
<tr>
<td>Wtrfmt-Access Near: None</td>
<td>Wtrfmt-Frontage: None</td>
</tr>
<tr>
<td>Topography: Level; Other - See Remarks</td>
<td>Mortgage Info: EM Min Deposit: 2,000</td>
</tr>
<tr>
<td>New Finance (Terms): Cash; Conventional</td>
<td>Docs Avl for Review: Prop Discl Available</td>
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</tbody>
</table>

Features-Interior: Dishwasher; Disposal; Electric; Fireplace; Microwave; Range/Oven; Refrigerator; Telephone; Window Coverings; Washer/or Dryer; Carpet; Smoke Detector(s)

Features-Association: Sauna

Features-Additional: Cable TV; Covenant/Restriction; Deck/Patio; Fire Service Area; Garage Door Opener; Road Service Area; View; Top Floor Unit; Storage Space/Unit; Paved Driveway

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Room Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td>1</td>
</tr>
<tr>
<td>Living Room</td>
<td>1</td>
</tr>
<tr>
<td>Bath-Full</td>
<td>1</td>
</tr>
</tbody>
</table>

LO: Glacier City Realty

Provided as a courtesy of Bryan Epley, CRS, E-PRO, CLHMS, CDPE
RE/MAX of Girdwood
118 Lindblad Ave #200
Girdwood, AK 99587

Mobile - (907) 223-9799
Direct - (907) 783-2010
Office - (907) 783-2010
bryan@bryanepley.com
http://www.girdwoodhomes.com

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Address: 244 Olympic Mountain Loop #405S

List Number 13-13287  Price-List $ 272,000  
Status Closed  Near Girdwood  
Zip Code 99587  Type Condominium  
Beds 2  Baths 1.50  
SF-Res 1075  Carport 0  
Garage 0  Latitude 60.961164  
Longitude -149.110724  Unit Floor # 1  
Condo Type 4 - Townhouse Style  Year Built 1977  
Dues-Amount $ 370  Dues-Frequency Monthly  

Area: 101 - Girdwood/Turnagain Arm  
Borough/Census Area: 1A - Anchorage Municipality  
Region: 1 - Southcentral Alaska Region  
Zoning: gR-4 Multiple-Family Residential  

School-Elementary Girdwood  
School-Middle Girdwood  
School-High South Anchorage  
SF-Res 1,075  SF-Gar  
SF-Lot 0  
Acre 0.00  Energy Rating  
Tax Year 2013  Grid # (Muni Anch) SE4816  
Year Remodeled 2013  Existing Structure Year Built 1977  
Remote Description Foreclosure/Bank Own No  

Directions: Alyeska Highway to end and left on Arlberg right on 2nd Olympic Mountain, building on left. 
Public Remarks: Walk or ski to the lifts or walk to the Bake shop! Very conveniently located townhouse featuring 1/2 bath, kitchen & living rm on main floor & 2 bdrms & full bath top floor. Especially desirable location with warm & bright southern exposure. A BIG plus on winter days. Community laundry & sauna just down the hall. Available as a turn key, fully furnished unit. Ready to ski!!  

Miscellaneous: Parking Space-Ttl #: 2  
Association Info: Association Name: Alyeska South; Association Phone #: 907-783-2131; Manager Contact: Scott Kirk; Manager Phone #: 907-783-2131  
Dues Include: Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water  
Construction Type: Wood Frame  
Foundation Type: Concrete Block; Poured Concrete  

Features-Interior: Dishwasher; Fireplace; Microwave; Range/Oven; Refrigerator; Window Coverings  
Features-Association: Common Laundry; Sauna  
Features-Additional: Covenant/Restriction; Deck/Patio; View  

Room Name Room Level  
Kitchen 1  
Living Room 1  
Bath-Full 1  
Bath-Full 2  
Bedroom 1 2  
Bedroom 2 2  

LO: RE/MAX Dynamic Properties  

Mobile - (907) 223-9799  
Direct - (907) 783-2010  
Office - (907) 783-2010  
bryan@bryanepley.com  
http://www.girdwoodhomes.com  

Provided as a courtesy of  
Bryan Epley, CRS, E-PRO, CLHMS, CDPE  
RE/MAX of Alyeska  
118 Lindblad Ave #200  
Girdwood, AK 99587  

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**Address:** 144 Lower Terrace #1

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<td>Project Name/Unit #</td>
<td>Caress Condo #1</td>
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<td>Foreclosure/Bank Own</td>
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<td>Directions</td>
<td>Alyeska Hwy, R. on Alyeska View to end, Left on Lower Terrace.</td>
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<tr>
<td>Public Remarks</td>
<td>Acquired property sold in as is present condition. Rare opportunity to own one of these desirable mountain side units. Fabulous views, deck, open kitchen, fireplace and more.</td>
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</table>

**Association Info:**
- **Association Name:** Caress Condos
- **Manager Contact:** Jahna Lindemuth
- **Manager Phone #:** 250-8551
- **Dues Include:** Exterior Maintenance; Refuse; Sewer; Snow Removal; Water
- **Construction Type:** Wood Frame
- **Exterior Finish:** Wood
- **Roof Type:** Unknown-BTV
- **Dining Room Type:** Area
- **Garage Type:** Heated; Tuck Under
- **Carport Type:** None
- **Heat Type:** Unknown-BTV
- **Fuel-Type:** Unknown-BTV
- **Sewer-Type:** Public
- **Water-Type:** Public
- **Wtrfrnt-Access Near:** None
- **Wtrfrnt-Frontage:** None
- **New Finance (Terms):** Cash; Conventional
- **Features-Interior:** Den &/or Office; Electric; Fireplace; W &/or Dryer Hookup
- **Features-Additional:** Covenant/Restriction; Deck/Patio; Fire Service Area; Fixer Upper; View; End Unit; DSL/Cable Available

**LO:** Jack White Real Estate

_Bryan Epley, CRS, E-PRO, CLHMS, CDPE_
RE/MAX of Alyeska
118 Lindblad Ave #200
Girdwood, AK 99587

Mobile - (907) 223-9799
Direct - (907) 783-2010
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Address: 380 Hightower Road #04

List Number  13-1487  Price-List $350,000
Status  Closed  Near  Girdwood
Zip Code  99587  Type  Condominium
Beds  2  Baths  2.50
SF-Res  1534  Carport  0
Garage  2  Latitude  60.965366
Longitude  -149.131175  Unit Floor #
Condo Type 4 - Townhouse Style  Year Built 2013
Dues-Amount $284  Dues-Frequency Monthly

Area: 101 - Girdwood/Turnagain Arm
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: GCR-2 Comm. Rec. (Glacier - Winner Creek)

School-Elementary  Girdwood  School-Middle  BTV-Undiscl by LL  School-High  BTV-Undiscl by LL
SF-Res  1,534  SF-Gar  710  SF-Lot  0
Acre  0.00  Energy Rating  4*  Tax ID  000000000000
Tax Map #/Mat-Su  N/A  Grid # (Muni Anch)  SE4715  Taxes
Tax Year  Year Remodeled  Year Updated  Project Name/Unit #  Glacier Creek #4

Construction Status  New - Under Construction  Year Built 2013
Remote Description  Foreclosure/Bank Own  No
Directions: Alyeska Highway to Hightower Rd (The Mercantile) E on Hightower Rd, site is located on the right, along side Glacier Creek.
Public Remarks: Live the dream! Nestled by the creek, the views from every window of these homes are phenomenal! Brand new construction close to the base of the mountain! 710 sf garage space to house toys, skis etc, ski out your back door! Laminate floors on first level, 9 ft ceilings, 8’ doors.
Three sided FP, 42’ cabs, garage is plumbed for an additional laundry station.

Miscellaneous: Parking Space-Ttl #: 2
Building Info: Builder Name & Co: Hultquist Homes, Inc
Association Info: Association Name: Glacier Creek
Dues Include: Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sever; Snow Removal; Water
Construction Type: Wood Frame - 2x6
Foundation Type: Slab on Grade
Roof Type: Asphalt/Comp Shingle
Dining Room Type: Area; Breakfast Nook/Bar
Garage Type: Attached; Heated; Tandem; Tuck Under
Carport Type: None
Heat Type: Baseboard
Fuel-Type: Natural Gas
Sewer-Type: Public
Water-Type: Public
View Type: Glacier; Mountains; Unobstructed
Access Type: Dedicated Road; Maintained; Paved
Waterfront Name: Waterfront Name: Glacier Creek
Wtrfmt-Access Near: None
Wtrfmt-Frontage: Creek
Topography: Level
Mortgage Info: EM Min Deposit: 3,500
New Finance (Terms): AHFC; Cash;
Conventional; Exchange; FHA; VA
Docs Avl for Review: Docs Posted on MLS; Floor Plan; Prop Discil Available

Features-Interior: Dishwasher; Disposal; Electric; Fireplace; Microwave; Range/Oven; Telephone; W &/or Dryer Hookup; CO Detector(s); Carpet; Laminate Flooring
Features-Additional: Cable TV; Covenant/Restriction; Deck/Patio; Fire Service Area; Garage Door Opener; View; In City Limits; DSL/Cable Available; Paved Driveway

LO: Dwell Realty

Provided as a courtesy of
Bryan Epley, CRS, E-PRO, CLHMS, CDPE
RE/MAX of Alyeska
118 Lindblad Ave #200
Girdwood, AK 99587

Mobile - (907) 223-9799
Direct - (907) 783-2010
Office - (907) 783-2010
bryan@bryanepley.com
http://www.girdwoodhomes.com

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**Address:** 380 Hightower Road #1

**List Number:** 13-1483  
**Price-List:** $375,000

**Status:** Closed  
**Type:** Condominium

**Zip Code:** 99587  
**Baths:** 2.50

**Beds:** 2  
**Garage:** 2

**SF-Res:** 1400  
**Longitude:** -149.131175  
**Unit Floor #:**

**Garage:**

**Condo Type:** 4 - Townhouse Style  
**Year Built:** 2013

**Dues-Amount:** $284  
**Dues-Frequency:** Monthly

**Area:** 101 - Girdwood/Turnagain Arm  
**Borough/Census Area:** 1A - Anchorage Municipality

**Region:** 1 - Southcentral Alaska Region  
**Zoning:** GCR-2 Comm. Rec. (Glacier - Winner Creek)

**School-Elementary:** Girdwood

**School-Middle:** BTV-Undisclosed by LL

**School-High:** BTV-Undisclosed by LL

**SF-Res:** 1,400  
**SF-Gar:** 710

**SF-Lot:** 0  
**Grid #:** (Muni Anch)  
**SE4715**  
**Tax ID:** 0000000000000

**Acre:** 0.00  
**Energy Rating:** 4*

**Carport:**

**Access Type:** Dedicated Road; Maintained

**View Type:** Glacier; Mountains

**Roof Type:** Asphalt/Comp Shingle  
**Construction Status:** New - Under Construction

**Construction Status:** Year Built  
**Year Built:** 2013

**Construction Type:** Wood Frame - 2x6  
**Parking Space-Ttl #:** 2  
**Carport Type:** None

**Features-Interior:** Dishwasher; Disposal; Electric; Fireplace; Microwave; Range/Oven; Telephone; W &/or Dryer Hookup; CO Detector(s); Carpet; Laminate Flooring

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

**Remote Description:** Foreclosure/Bank Own  
**Year Remodeled:**

**Project Name/Unit #:** Glacier Creek #1

**Area:** 101 - Girdwood/Turnagain Arm  
**Borough/Census Area:** 1A - Anchorage Municipality

**Region:** 1 - Southcentral Alaska Region  
**Zoning:** GCR-2 Comm. Rec. (Glacier - Winner Creek)

**Area:** 101 - Girdwood/Turnagain Arm  
**Borough/Census Area:** 1A - Anchorage Municipality

**Region:** 1 - Southcentral Alaska Region  
**Zoning:** GCR-2 Comm. Rec. (Glacier - Winner Creek)

**School-Elementary:** Girdwood

**School-Middle:** BTV-Undisclosed by LL

**School-High:** BTV-Undisclosed by LL

**SF-Res:** 1,400  
**SF-Gar:** 710

**SF-Lot:** 0  
**Grid #:** (Muni Anch)  
**SE4715**  
**Tax ID:** 0000000000000

**Acre:** 0.00  
**Energy Rating:** 4*

**Carport:**

**Access Type:** Dedicated Road; Maintained

**View Type:** Glacier; Mountains

**Roof Type:** Asphalt/Comp Shingle  
**Construction Status:** New - Under Construction

**Construction Status:** Year Built  
**Year Built:** 2013

**Construction Type:** Wood Frame - 2x6  
**Parking Space-Ttl #:** 2  
**Carport Type:** None

**Features-Interior:** Dishwasher; Disposal; Electric; Fireplace; Microwave; Range/Oven; Telephone; W &/or Dryer Hookup; CO Detector(s); Carpet; Laminate Flooring

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

**Remote Description:** Foreclosure/Bank Own  
**Year Remodeled:**

**Project Name/Unit #:** Glacier Creek #1

**Area:** 101 - Girdwood/Turnagain Arm  
**Borough/Census Area:** 1A - Anchorage Municipality

**Region:** 1 - Southcentral Alaska Region  
**Zoning:** GCR-2 Comm. Rec. (Glacier - Winner Creek)
Address: 121 Garmisch Road #121

List Number: 13-13626  
Price-List: $ 519,000  
Status: Closed  
Near: Girdwood  
Zip Code: 99587  
Type: Condominium  
Beds: 2  
Baths: 2.50  
SF-Res: 1320  
Carport: 1  
Garage: 0  
Latitude: 60.959034  
Longitude: -149.113152  
Unit Floor #:  
Condo Type: 4 - Townhouse Style  
Year Built: 2007  
Dues-Amount: $ 356  
Dues-Frequency: Monthly  

Area: 101 - Girdwood/Turnagain Arm  
Borough/Census Area: 1A - Anchorage Municipality  
Region: 1 - Southcentral Alaska Region  
Zoning: gR-4 Multiple-Family Residential

Remote Description:
Foreclosure/Bank Own: No
Directions: Alyeska Hwy to Arlberg Rd. Turn south and proceed to Garmisch Rd. Turn west. Condo project on left.
Public Remarks: Luxurious classic Alyeska style condo a snowball's throw from the Ted's Express chairlift! Vaulted ceilings with spruce accents inside and outside. Hardwood floors, custom tile, huge walk-in shower in Master Bathroom, Corian countertops, large pantry, and small sleeping Loft. Large 225 SF Deck with hot tub under the night skiing lights!

Remote Description:
Foreclosure/Bank Own: No
Directions: Alyeska Hwy to Arlberg Rd. Turn south and proceed to Garmisch Rd. Turn west. Condo project on left.
Public Remarks: Luxurious classic Alyeska style condo a snowball's throw from the Ted's Express chairlift! Vaulted ceilings with spruce accents inside and outside. Hardwood floors, custom tile, huge walk-in shower in Master Bathroom, Corian countertops, large pantry, and small sleeping Loft. Large 225 SF Deck with hot tub under the night skiing lights!

Miscellaneous:
Parking Space-Ttl #: 2
Building Info: Builder Name & Co: Safar
Association Info: Association Name: Tebenkof Chalets; Association Phone #: 688-0543
Dues Include: Exterior Maintenance; Grounds Maintenance; Sewer; Snow Removal; Water
Construction Type: Wood Frame - 2x6
Exterior Finish: Log; Masonry; Wood
Foundation Type: Concrete Block; Poured Concrete
Roof Type: Metal
Dining Room Type: Area; Breakfast Nook/Bar
Garage Type: None
Carport Type: Tuck Under
Heat Type: In-Floor Heat
Fuel-Type: Natural Gas
Sewer-Type: Public
Water-Type: Public
View Type: Mountains; Unobstructed
Access Type: Government; Gravel; Maintained; Paved
Wtrfmt-Access Near: None
Wtrfmt-Frontage: None
Topography: Level
Mortgage Info: EM Min Deposit: 6,000
New Finance (Terms): Cash; Conventional
Docs Avl for Review: Docs Posted on MLS; Floor Plan; Prop Discil Available
General Contractor: Contractor/Blldr Name: Safar

Features-Interior:
Dishwasher; Disposal; Fireplace; Microwave; Range/Oven; Refrigerator; Telephone; Window Coverings; CO Detector(s); Jetted Tub; Washer&/or Dryer; Carpet; Vaulted Ceiling; Hardwood Flooring; Smoke Detector(s)
Features-Additional:
Cable TV; Covenant/Restriction; Deck/Patio; Fire Service Area; Landscaping; Road Service Area; View; End Unit; In City Limits; DSL/Cable Available; Paved Driveway

Features-Interior:
Dishwasher; Disposal; Fireplace; Microwave; Range/Oven; Refrigerator; Telephone; Window Coverings; CO Detector(s); Jetted Tub; Washer&/or Dryer; Carpet; Vaulted Ceiling; Hardwood Flooring; Smoke Detector(s)
Features-Additional:
Cable TV; Covenant/Restriction; Deck/Patio; Fire Service Area; Landscaping; Road Service Area; View; End Unit; In City Limits; DSL/Cable Available; Paved Driveway

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**Address:** 380 Hightower Road #2

- **List Number:** 13-1484  
- **Price-List:** $369,500
- **Status:** Closed  
- **Near:** Girdwood
- **Zip Code:** 99587  
- **Type:** Condominium
- **Beds:** 2  
- **Baths:** 2.50
- **SF-Res:** 1574  
- **Garage:** 2
- **Longitude:** -149.131175  
- **Unit Floor #:**
- **Condo Type:** 4 - Townhouse Style  
- **Year Built:** 2013
- **Dues-Amount:** $284  
- **Dues-Frequency:** Monthly

**Area:** 101 - Girdwood/Turnagain Arm  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Zoning:** GCR-2 Comm. Rec. (Glacier - Winner Creek)

**School:**  
- **Elementary:** Girdwood
- **Middle:** BTV-Undiscl by LL
- **High:** BTV-Undiscl by LL

**Acres:** 0.00  
**Energy Rating:** 4*

**Grid #:** (Muni Anch) SE4715  
**Tax ID:** 0000000000000

**Construction Status:** New - Construction Complete  
**Year Built:** 2013

**Tax Year Remodeled:**  
**Year Updated:**  
**Project Name/Unit #:** Glacier Creek #2

**Directions:** Alyeska Highway to Hightower Rd (The Mercantile) E on Hightower Rd, site is located on the right, along side Glacier Creek. Public Remarks: Nested by the creek, the views from every window of these homes are phenomenal! Close to the base of the mountains! Ski out your back door! 710 sf garage space to house toys. Laminate floors on main level, 9’ ft ceilings, 8’ doors. Three sided FP, 42’’ cabinets, garage is plumbed for an additional laundry station. Open House Sunday's 1:00-4:00. 2 year interior warranty.

**Miscellaneous:**  
- **Parking Space-Ttl #:** 2
- **Building Info:** Builder Name & Co: Hultquist Homes, Inc
- **Association Info:** Association Name: Glacier Creek
- **Dues Include:** Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water
- **Construction Type:** Wood Frame - 2x6
- **Foundation Type:** Slab on Grade
- **Roof Type:** Asphalt/Comp Shingle
- **Dining Room Type:** Area; Breakfast Nook/Bar
- **Garage Type:** Attached; Heated; Tandem; Tuck Under
- **Carport Type:** None
- **Heat Type:** Baseboard
- **Fuel-Type:** Natural Gas
- **Sewer-Type:** Public
- **Water-Type:** Public
- **View Type:** Glacier; Mountains; Unobstructed
- **Access Type:** Dedicated Road; Maintained; Paved
- **Waterfront Name:** Waterfront Name: Glacier Creek
- **Wtrfrnt-Access Near:** None
- **Wtrfrnt-Frontage:** Creek
- **Topography:** Level
- **Mortgage Info:** EM Min Deposit: 3,500
- **New Finance (Terms):** AHFC; Cash; Conventional; Exchange; VA
- **Docs Avl for Review:** Docs Posted on MLS; Floor Plan; Prop Discl Available

**Features-Interior:**  
- **Dishwasher**
- **Disposal**
- **Electric**
- **Fireplace**
- **Microwave**
- **Range/Oven**
- **Telephone**
- **W &/or Dryer Hookup**
- **CO Detector(s)**
- **Carpet**
- **Laminate Flooring**

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

---

**LO: Dwell Realty**

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**RE/MAX of Alyeska**

- **118 Lindblad Ave #200**
- **Girdwood, AK 99587**

**Mobile - (907) 223-9799**
**Direct - (907) 783-2010**
**Office - (907) 783-2010**
**bryan@bryanepley.com**
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Address: 380 Hightower Road #3

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<td>Longitude</td>
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<td>Dues-Amount</td>
<td>$284</td>
<td>Dues-Frequency</td>
<td>Monthly</td>
</tr>
</tbody>
</table>

Area: 101 - Girdwood/ Turnagain Arm
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: GCR-2 Comm. Rec. (Glacier - Winner Creek)

School-Elementary: Girdwood
School-Middle: BTV-Undisc by LL
School-High: BTV-Undisc by LL

SF-Res: 1,514
SF-Gar: 710
SF-Lot: 0

Tax Map #: Mat-Su: N/A
Grid # (Muni Anch): SE4715
Taxes: 

Year Remodeled: Year Updated: Project Name/Unit #: Glacier Creek #3

Directions: Alyeska Highway to Hightower Rd (The Mercantile) E on Hightower Rd, site is located on the right, along side Glacier Creek.
Public Remarks: Live the dream! Nestled by the creek, the views from every window of these homes are phenomenal! Brand new construction close to the base of the mountain! 710 sf garage space to house toys, skis etc, ski out your back door! Laminate floors on first level, 9 ft ceilings, 8' doors. Three sided FP, 42'' cabs, garage is plumbed for an additional laundry station.

<table>
<thead>
<tr>
<th>Miscellaneous: Parking Space-Ttl #: 2</th>
<th>Building Info: Builder Name &amp; Co: Hultquist Homes, Inc</th>
<th>Association Info: Association Name: Glacier Creek</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof Type: Asphalt/Comp Shingle</td>
<td>Dining Room Type: Area; Breakfast Nook/Bar</td>
<td>Garage Type: Attached; Heated; Tandem; Tuck Under</td>
</tr>
<tr>
<td>Heat Type: Baseboard</td>
<td>Carport Type: None</td>
<td></td>
</tr>
<tr>
<td>Fuel-Type: Natural Gas</td>
<td></td>
<td>View Type: Glacier; Mountains; Unobstructed Access</td>
</tr>
<tr>
<td>Sewer-Type: Public</td>
<td>Water-Type: Public</td>
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</tr>
<tr>
<td>Waterfront Name: Waterfront Name: Glacier Creek</td>
<td>Waterfront Name: Dedicated Road; Maintained; Paved</td>
<td></td>
</tr>
<tr>
<td>Wtrfrm-Access Near: None</td>
<td>Wtrfrm-Frontage: Creek</td>
<td></td>
</tr>
<tr>
<td>Wtrfrm-Frontage: Creek</td>
<td>Topography: Level</td>
<td></td>
</tr>
<tr>
<td>Mortgage Info: EM Min Deposit: 3,500</td>
<td>New Finance (Terms): AHFC, Cash; Conventional; Exchange; FHA; VA</td>
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</tr>
<tr>
<td>Docs Avl for Review: Docs Posted on MLS: Floor Plan; Prop Discal Available</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Features-Interior: Dishwasher; Disposal; Electric; Fireplace; Microwave; Range/Oven; Telephone; W &/or Dryer Hookup; CO Detector(s); Carpet; Laminate Flooring
Features-Additional: Cable TV; Covenant/Restriction; Deck/Patio; Fire Service Area; Garage Door Opener; View; In City Limits; DSL/Cable Available; Paved Driveway

LO: Dwell Realty

Provided as a courtesy of Bryan Epley, CRS, E-PRO, CLHMS, CDPE
RE/MAX of Alyeska
118 Lindblad Ave #200
Girdwood, AK 99587

Mobile - (907) 223-9799
Direct - (907) 783-2010
Office - (907) 783-2010
bryan@bryanepley.com
http://www.girdwoodhomes.com

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2014 MLS and FBS. Prepared by Bryan Epley, CRS, E-PRO, CLHMS, CDPE on Monday, January 27, 2014 7:09 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.
Address: 380 Hightower Road #5

List Number: 13-1488  
Price-List: $364,500

Status: Closed  
Type: Condominium

Zip Code: 99587  
Location: Girdwood

Beds: 2  
Baths: 2.50

Garage: 2  
Latitude: 60.965366

Condo Type: 4 - Townhouse Style  
Year Built: 2013

Dues-Amount: $284  
Dues-Frequency: Monthly

Area: 101 - Girdwood/Turnagain Arm

Borough/Census Area: 1A - Anchorage Municipality

Region: 1 - Southcentral Alaska Region

Zoning: GCR-2 Comm. Rec. (Glacier - Winner Creek)

School-Elementary: Girdwood  
School-Middle: BTV-Uniscl by LL

SF-Res: 1,574  
SF-Gar: 710

Acre: 0.00  
Energy Rating: 4*

Tax Map # - Mat-Su: N/A  
Grid # (Muni Anch): 00000000000000000

Tax Year: 2014  
Construction Status: New - Construction Complete

Year Remodeled:  
Year Updated: 2013

Remote Description:  
Project Name/Unit #: Glacier Creek #5

Directions: Alyeska Highway to Hightower Rd (The Mercantile) E on Hightower Rd, site is located on the right, along side Glacier Creek.

Public Remarks: Nestled by the creek, the views from every window of these homes are phenomenal! Close to the base of the mountains! Ski out your back door! 710 sf garage space to house toys. Laminate floors on main level, 9' ft ceilings, 8' doors. Three sided FP, 42'' cabinets, garage is plumbed for an additional laundry station. 2 yr interior warranty. WD and refrigerator included.

Features-Interior: Dishwasher; Disposal; Electric; Fireplace; Microwave; Range/Oven; Refrigerator; Telephone; W &/or Dryer Hookup; CO Detector(s); Washer&/or Dryer; Carpet; Laminate Flooring

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

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Address: 380 Hightower Road #6

List Number: 13-1489
Price-List: $369,000
Status: Closed
Type: Condominium
Zip Code: 99587
Beds: 2
Baths: 2.50
SF-Res: 1400
Carport: 0
Garage: 2
Longitude: -149.131175
Unit Floor #: 2013
Condo Type: 4 - Townhouse Style

Area: 101 - Girdwood/Turnagain Arm
Near: Girdwood
Zip Code: 99587
Type: Condominium

School-Elementary: Girdwood
School-Middle: BTV-Undisc by LL
School-High: BTV-Undisc by LL
SF-Res: 1,400
SF-Gar: 710
SF-Lot: 0
Grid # (Muni Anch): SE4715
Tax ID: 0000000000000

Directions: Alyeska Highway to Hightower Rd (The Mercantile) E on Hightower Rd, site is located on the right, along side Glacier Creek. Live the dream! Nestled by the creek, the views from every window of these homes are phenomenal! Brand new construction close to the base of the mountain! 710 sf garage space to house toys, skis etc, ski out your back door! Laminate floors on first level, 9 ft ceilings, 8 ' doors. Three sided FP, granite counters throughout. 42” cabs, garage is plumbed for an additional laundry station.
Address: Mile 100.4 Seward Highway

| Listing # | 09-2729 |
| Price-List | $119,500 |
| Status | Closed |
| Near | Indian |
| Zip Code | 99540 |
| Type | Vacant Land |
| Acres | 2.50 |
| Assessed Value | $120,000 |
| Down Payment | Grid # (Muni Anch) |
| SW4760 |
| Latitude | 60.965040 |
| Longitude | -149.437315 |

Area: 101 - Girdwood/Turnagain Arm
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: R11 - Turnagain Arm

School-Elementary: Girdwood
School-Middle: Girdwood
School-High: South Anchorage

SF-Lot: 108,900
Acres: 2.50
Remote Description: Bird Creek

Grid # (Muni Anch): SW4760
Tax Map #: Mat-Su
Tax ID: 0900220600001

Taxes: $981
Tax Year: 2008
Foreclosure/Bank Own: No

Directions: Seward Hwy to Mile 100.4. Uphill side of the Hwy.

Legal: United States Survey 3202 L22

Public Remarks: Large sunny lot with Seward Highway frontage. Partially cleared. Fantastic views of the Chugach Mountains, Kenai Mountains, and Turnagain Arm area. Close to recreational opportunities, while still being 20 minutes from Anchorage.

Vacant Land Type: Commercial; Recreational; Residential
New Finance (Terms): Cash; Conventional
Property Info: Lot Dimension-Back: 330.00'; Lot Dimension-Front: 330.00'; Lot Dimension-Left: 495.00'; Lot Dimension-Right: 495.00'
Topography: Gently Rolling
View Type: Inlet; Mountains
Wtrfrnt-Access Near: None
Wtrfrnt-Frontage: None
Utilities: Natural Gas-In Area; Telephone - In Area; Elec - On Site; Septic - None; Well - None; Electric-Overhead; Pub Wtr-None
Access: Maintained; Government; Paved
Road Maintenance: Road Mntd All Year
Mortgage Info: Min EM Deposit: 2,500
Documents: Docs Posted on MLS; Prop Discl Available; Survey

Land Features: In City Limits; DSL/Cable Available; Building Present; Driveway; Gravel Pad; Highway Frontage; Horse Property; Road Service Area; Southern Exposure; View; Trees - Heavy; Trees - Cleared

LO: RE/MAX of Ayleska

Provided as a courtesy of
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