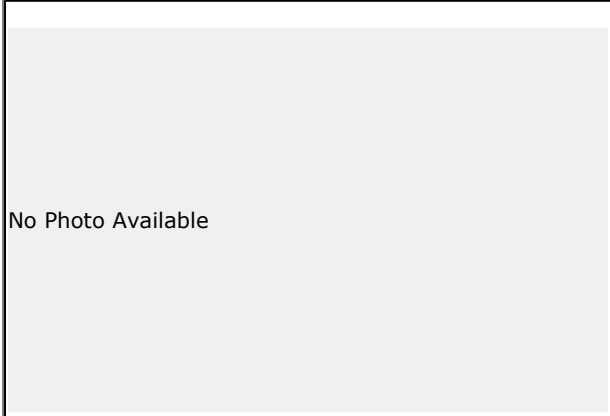


Address: 263 Hottentot Mine Road



Listing #	15-5672	Price-List	\$ 295,500
Status	Closed	Near	Girdwood
Zip Code	99587	Type	Residential
Bedrooms	1	Baths	1.00
SF-Res	1,008	Carport #	0
Garage #	0	Latitude	60.949822
Longitude	-149.170988	Unit #	
Year Built	1966		

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	10,126	Acres	0.23	SF-Res	1,008
SF-Gar		Grid # (Muni Anch)	SE4912	Tax Map #-Mat-Su	N/A
Energy Rating		Tax ID	0750932700001	Taxes (Estimated)	
Tax Year		Year Built	1966	Year Remodeled	
Year Updated		Construction Status	Existing Structure	Foreclosure/Bank Own	No
Remote Description					

Directions:  
 Legal: T10NR02ES19  
 Public Remarks:

Residential Type: Single Family Res	Heat Type: Forced Air	Wtrfrnt-Access Near: None
Foundation Type: Pilings	Fuel Type: Natural Gas	
Garage Type: None	Sewer Type: Hold Tank	
Carport Type: None	Water-Type: Private Well	
	Wtrfrnt-Frontage: None	

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

LO: Non-Member Office



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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 Direct - (907) 783-2010  
 Office - (907) 783-2010  
[bryan@bryanepley.com](mailto:bryan@bryanepley.com)  
<http://www.girdwoodhomes.com>

Address: 157 Agostino Mine Road



Listing #	15-2349	Price-List	\$ 399,900
Status	Closed	Near	Girdwood
Zip Code	99587	Type	Residential
Bedrooms	2	Baths	1.50
SF-Res	1,568	Carpport #	0
Garage #	2	Latitude	60.950775
Longitude	-149.170196	Unit #	
Year Built	1996		

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	10,000	Acres	0.23	SF-Res	1,568
SF-Gar		Grid # (Muni Anch)	SE4912	Tax Map #-Mat-Su	N/A
Energy Rating		Tax ID	0750933500001	Taxes (Estimated)	\$ 3,490
Tax Year	2014	Year Built	1996	Year Remodeled	
Year Updated	2015	Construction Status	Existing Structure	Foreclosure/Bank Own	No

Remote Description

Directions: Alyeska Highway to Hottentot Rd, R on Sproat, L on Agostino Mine Rd, L to address 157 Agostino Mine Rd.

Legal: Fairfield LD

Public Remarks: Cozy Girdwood Hideaway Home. Nestled in Trees, This 1996 (Yr Blt), Three story Home w/Tuck-under 2-Car Garage has a true Alaskan appeal. Living Rm w/gas fireplace w/Beautiful Floor-to-Ceiling River Rock Face, Tongue-and-Groove Wood on Walls and Vaulted 2-story Ceiling. Gorgeous Log Railings. Owner just finished Repainting Interior. Open Kitchen w/ Custom Cherry Cabinets, Granite Sinks,

Residential Type: Single Family Res	Heat Type: Other - See Remarks	Wtrfrnt-Access Near: None
Construction Type: Wood Frame	Fuel Type: Natural Gas	New Finance (Terms): AHFC; Cash;
Exterior Finish: Wood	Sewer Type: Public	Conventional; FHA; VA
Roof Type: Asphalt/Comp Shingle	Water-Type: Private Well	Mortgage Info: EM Minimum Deposit: 4,000
Foundation Type: Concrete Block	Dining Room Type: Breakfast Nook/Bar; Area	Docs Avl for Review: As-Built; Prop Discl
Floor Style: Multi-Level; Tri-Level; Two-Story	Access Type: Dedicated Road; Gravel;	Available
Tradtnl; Other - See Remarks	Maintained	
Garage Type: Attached; Heated; Tuck Under	View Type: Mountains	
Carpport Type: None	Topography: Level	
	Wtrfrnt-Frontage: None	

Features-Interior: SBOS Req'd-See Rmks; Den &/Or Office; Dishwasher; Electric; Family Room; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Telephone; Washr&/Or Dryer Hkup; Water Softener; BR/BA on Main Level; CO Detector(s); Washer &/Or Dryer; Carpet; Laminate Flooring; Vaulted Ceiling; Smoke Detector(s)

Features-Additional: View; Covenant/Restriction; Deck/Patio; Garage Door Opener; Landscaping; Road Service Area; In City Limits

Room Name	Room Level	Room Remarks	Room Name	Room Level	Room Remarks
Dining Room	2		Master Bedroom	2	
Family Room	3	Office/Den/Family Rm	Bedroom 2	3	
Kitchen	2		Bath-Full	2	w/Laundry
Living Room	2		Bath-Half	3	
Extra Room	1	Entry w/Storage			

LO: Keller Williams Realty Alaska Group



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<http://www.girdwoodhomes.com>

Address: 122 Echo Ridge Drive



Listing #	15-6072	Price-List	\$ 445,000
Status	Closed	Near	Girdwood
Zip Code	99587	Type	Residential
Bedrooms	3	Baths	2.00
SF-Res	2,442	Carport #	0
Garage #	0	Latitude	60.952216
Longitude	-149.122384	Unit #	
Year Built	1991		

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	14,971	Acres	0.34	SF-Res	2,442
SF-Gar		Grid # (Muni Anch)	SE4916	Tax Map #-Mat-Su	N/A
Energy Rating		Tax ID	0760620200001	Taxes (Estimated)	\$ 4,940.56
Tax Year	2014	Year Built	1991	Year Remodeled	2004
Year Updated		Construction Status	Existing Structure	Foreclosure/Bank Own	No
Remote Description					

Directions: From Alyeska Hwy turn right on Alyeska View, Follow slightly uphill and around the curve, turn Right on Okemo, Left on Alpine Meadows, Left on St Moritz, Right on Echo Ridge, first house on the right.

Legal: Alyeska Basin #7 L6 B26

Public Remarks: Roomy 3 bdrm house with privacy, large trex decks with views, sunny dining room, living room with high ceilings, downstairs living room, plus extra rooms for office, piano, or TV room. Large updated bedrooms and bathrooms. Enjoy the custom walkway and private yard. A quiet and peaceful Girdwood home.

Residential Type: Single Family Res	Heat Type: Baseboard; In-Floor Heat	Wtrfrnt-Access Near: None
Construction Type: Wood Frame	Fuel Type: Natural Gas	New Finance (Terms): AHFC; Cash;
Exterior Finish: Masonry	Sewer Type: Public	Conventional; FHA; VA
Roof Type: Metal	Water-Type: Public	Mortgage Info: EM Minimum Deposit: 4,500
Foundation Type: Concrete Block	Dining Room Type: Area	Docs Avl for Review: As-Built; Docs Posted on
Floor Style: Tri-Level	Access Type: Dedicated Road; Gravel;	MLS; Prop Discl Available
Garage Type: None	Maintained	
Carport Type: None	View Type: Mountains	
	Topography: Level	
	Wtrfrnt-Frontage: None	

Features-Interior: Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Range/Oven; Refrigerator; Telephone; Window Coverings; BR/BA on Main Level; CO Detector(s); Washer &/Or Dryer; Carpet; Ceiling Fan(s); Laminate Flooring; Vaulted Ceiling; Smoke Detector(s)  
 Features-Additional: View; Deck/Patio; Private Yard; Fire Service Area; Landscaping; Road Service Area; DSL/Cable Available; Shed

Room Name	Room Level	Room Remarks	Room Name	Room Level
Dining Room	2		Master Bedroom	2
Family Room	1		Bedroom 1	1
Kitchen	2		Bedroom 2	1
Living Room	2		Bath-Full	1
Utility Room	1		Bath-Full	2
Extra Room	2	office , piano room , or tv room		
Extra Room	3	loft area for office or exercise		

LO: Glacier City Realty



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<http://www.girdwoodhomes.com>



List Number	15-2865	Price-List	\$ 207,500
Status	Closed	Near	Girdwood
Zip Code	99587	Type	Condominium
Beds	1	Baths	1.00
SF-Res	607	Carport	0
Garage	0	Latitude	60.962135
Longitude	-149.109650	Unit Floor #	1
Condo Type	4 - Townhouse Style	Year Built	1984
Dues-Amount	\$ 291.85	Dues-Frequency	Quarterly

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	607	SF-Gar		SF-Lot	0
Acres	0.00	Energy Rating		Tax ID	0760163900201
Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SE4816	Taxes (Estimated)	\$ 1,729.14
Tax Year	2014	Construction Status	Existing Structure	Year Built	1984
Year Remodeled		Year Updated	2011	Project Name/Unit #	Ascent Ph 2 #A2
Remote Description	Foreclosure/Bank Own No				

Directions: Alyeska Highway to T at Arlberg, left at Arlberg, right on Crystal Mtn Rd, left at split rail, first of three buildings.  
 Public Remarks: Nicely updated condo located just below the base of Chair 3. Enjoy a covered exterior entrance w tartan floor, ski racks, wood fireplace, natural gas heat, new laminate hardwood floors, mantle/hearth for fireplace, lighting, paint and more. New hot water heater and refrigerator in last 3 years. Great place for your Girdwood getaway winter or summer. Easy walking distance to the slopes.

Miscellaneous: Parking Space-Ttl #: 1 Association Info: Association Name: Ascent II; Association Phone #: 522-4341; Manager Contact: Audrey Kirn; Manager Phone # Dues Include: Exterior Maintenance; Grounds Maintenance; Insurance; Sewer; Snow Removal; Water Construction Type: Wood Frame Exterior Finish: Wood Foundation Type: Concrete Block	Roof Type: Asphalt/Comp Shingle Dining Room Type: Area; Breakfast Nook/Bar Garage Type: None Carport Type: None Heat Type: Other-See Remarks Fuel-Type: Natural Gas Sewer-Type: Public Water-Type: Public	Access Type: Dedicated Road; Government; Gravel; Maintained Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Topography: Level Mortgage Info: EM Min Deposit: 2,000 New Finance (Terms): Cash; Conventional Docs Avl for Review: Prop Discl Available
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Features-Interior: Dishwasher; Disposal; Electric; Fireplace; Range/Oven; Refrigerator; Window Coverings; CO Detector(s); Jetted Tub; BR/BA on Main Level; Laminate Flooring; Range-Downdraft; Smoke Detector(s)  
 Features-Additional: Cable TV; Covenant/Restriction; Deck/Patio; Fire Service Area; Road Service Area; DSL/Cable Available

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

LO: Glacier City Realty



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<http://www.girdwoodhomes.com>



List Number	14-3416	Price-List	\$ 139,000
Status	Closed	Near	Girdwood
Zip Code	99587	Type	Condominium
Beds	1	Baths	1.00
SF-Res	804	Carport	0
Garage	0	Latitude	60.962735
Longitude	-149.133677	Unit Floor #	1
Condo Type	1 - Apartment Style	Year Built	1975
Dues-Amount	\$ 244	Dues-Frequency	Monthly

Area: 101 - Girdwood/Turnagain Arm  
 Borough/Census Area: 1A - Anchorage Municipality  
 Region: 1 - Southcentral Alaska Region  
 Zoning: gC-9 East Hightower Commercial/Residential

School-Elementary	Girdwood	School-Middle	Girdwood	School-High	South Anchorage
SF-Res	804	SF-Gar		SF-Lot	0
Acres	0.00	Energy Rating		Tax ID	0750712700201
Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SE4815	Taxes (Estimated)	\$ 1,378
Tax Year	2013	Construction Status	Existing Structure	Year Built	1975
Year Remodeled		Year Updated	2011	Project Name/Unit #	Ski View #102
Remote Description	Foreclosure/Bank Own No				

Directions: Alyeska Hwy to Hightower Rd. Building on the right across Hightower Rd from The Crow Creek Mercantile.

Public Remarks: Best condo value in Girdwood is Back On The Market with inspections and repairs completed! Nearly 200 SF larger than most one Bedroom condos. Newer carpet, paint, Kitchen countertops, and Bathroom shower surround. Located in the Townsite close to many amenities, including the new Townsquare Park, and with easy access to the paved pathway leading towards either Alyeska Resort or Turnagain Arm.

Miscellaneous: Parking Space-Ttl #: 1 Association Info: Association Name: Ski View Assoc; Manager Contact: Scott Kirk; Manager Phone #: 783-2131 Dues Include: Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water Construction Type: Wood Frame Exterior Finish: Wood Foundation Type: Concrete Block; Poured Concrete	Roof Type: Asphalt/Comp Shingle Dining Room Type: Area Garage Type: None Carport Type: None Heat Type: Forced Air; Radiant Fuel-Type: Natural Gas Sewer-Type: Public Water-Type: Public	Access Type: Government; Maintained; Paved Waterfront Name: Waterfront Name: Glacier Creek Wtrfrnt-Access Near: Creek Wtrfrnt-Frontage: None Topography: Level Mortgage Info: EM Min Deposit: 2,500 New Finance (Terms): Cash; Conventional Docs Avl for Review: Floor Plan; Prop Discl Available
--	--	--

Features-Interior: Dishwasher; Disposal; Fireplace; Range/Oven; Refrigerator; Window Coverings; CO Detector(s); BR/BA on Main Level; Carpet; Smoke Detector(s)  
 Features-Association: Common Laundry  
 Features-Additional: Cable TV; Covenant/Restriction; Fire Service Area; Landscaping; Road Service Area; In City Limits; DSL/Cable Available; Trailside; Paved Driveway; Ground Floor Unit

Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms
Kitchen	1	1	Bedroom	1	1
Living Room	1	1			
Bath-Full	1	1			

LO: RE/MAX of Alyeska



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<http://www.girdwoodhomes.com>



List Number	15-3990	Price-List	\$ 289,000
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 #	2
Condo Type	1 - Apartment Style	Year Built	1977
Dues-Amount	\$ 367	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
Acres	0.00	Energy Rating		Tax ID	0760151602901
Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SE4816	Taxes (Estimated)	\$ 2,571
Tax Year	2014	Construction Status	Existing Structure	Year Built	1977
Year Remodeled	2006	Year Updated		Project Name/Unit #	Alyeska South #411S
Remote Description	Foreclosure/Bank Own No				

Directions: Alyeska Hwy to Arlberg Ave. Turn left and proceed to second Olympic Mtn Lp. Turn right. Building on the left.

Public Remarks: Fully furnished turn key unit ready for you to use the day after closing! One of the nicest units in the building and located near the heart of the Alyeska Resort base area. Hardwood and tile floors. Remodeled kitchen with stainless steel appliances. Remodeled bathrooms. Many recent and major upgrades to the building. Southern exposure on a private deck.

Miscellaneous: Parking Space-Ttl #: 2 Association Info: Association Name: Alyeska South Assoc; Manager Contact: Scott Kirk; Manager Phone #: 783-2131 Dues Include: Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water Construction Type: Wood Frame Exterior Finish: Wood Foundation Type: Concrete Block; Poured Concrete	Roof Type: Asphalt/Comp Shingle; Metal; PVC Membrane Dining Room Type: Area Garage Type: None Carport Type: None Heat Type: Baseboard Fuel-Type: Electric Sewer-Type: Public Water-Type: Public Utility Info: Fuel-Meter #: IS96023503	View Type: Mountains Access Type: Government; Gravel; Maintained; Paved Waterfront Name: Waterfront Name: Alyeska Creek Wtrfrnt-Access Near: Creek Wtrfrnt-Frontage: None Topography: Gently Rolling; Level Mortgage Info: EM Min Deposit: 3,000 New Finance (Terms): Cash; Conventional Docs Avl for Review: Docs Posted on MLS; Floor Plan; Prop Discl Available
--	--	--

Features-Interior: Central Vac; Dishwasher; Disposal; Fireplace; Microwave; Range/Oven; Refrigerator; Telephone; Window Coverings; CO Detector(s); Carpet; Vaulted Ceiling; Hardwood Flooring; Smoke Detector(s)

Features-Association: Common Laundry; Sauna

Features-Additional: Cable TV; Covenant/Restriction; Deck/Patio; Fire Service Area; Road Service Area; View; Top Floor Unit; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms
Dining Room	1	1	Bedroom	2	2
Kitchen	1	1			
Living Room	1	1			
Bath-Full	2	1			
Bath-Half	1	1			

LO: RE/MAX of Alyeska



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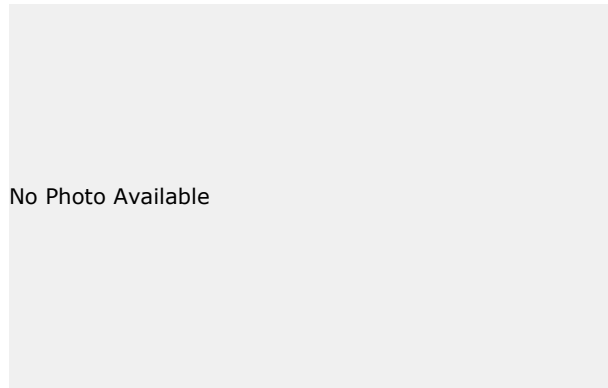
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List Number	15-9659	Price-List	\$ 258,000
Status	Closed	Near	Girdwood
Zip Code	99587	Type	Condominium
Beds	2	Baths	2.00
SF-Res	986	Carport	0
Garage	1	Latitude	60.965120
Longitude	-149.131950	Unit Floor #	1
Condo Type	1 - Apartment Style	Year Built	2006
Dues-Amount	\$ 380	Dues-Frequency	Monthly

Area: 101 - Girdwood/Turnagain Arm  
 Borough/Census Area: 1A - Anchorage Municipality  
 Region: 1 - Southcentral Alaska Region  
 Zoning: gC-6 Crow Crk. Rd. Commercial/Residential

School-Elementary	Girdwood	School-Middle	Girdwood	School-High	South Anchorage
SF-Res	986	SF-Gar		SF-Lot	0
Acres	0.00	Energy Rating		Tax ID	0750314901601
Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SE4715	Taxes (Estimated)	\$ 2,827.85
Tax Year	2015	Construction Status	Existing Structure	Year Built	2006
Year Remodeled		Year Updated		Project Name/Unit #	Snow Raven Village #B102
Remote Description	Foreclosure/Bank Own No				

Directions:  
 Public Remarks:

Miscellaneous: Parking Space-Ttl #: 1 Building Info: Builder Name & Co: Alaska Log Builders Association Info: Association Name: Snow Raven Village Dues Include: Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water Construction Type: Wood Frame - 2x6 Exterior Finish: Log Foundation Type: Concrete Block	Roof Type: Asphalt/Comp Shingle Dining Room Type: Area Garage Type: Attached; Heated; Space(s) Carport Type: None Heat Type: In-Floor Heat Fuel-Type: Natural Gas Sewer-Type: Public Water-Type: Public	Wtrfrnt-Access Near: Creek Wtrfrnt-Frontage: None
--	--	--

LO: Duncan Investments



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List Number	14-12866	Price-List	\$ 274,900
Status	Closed	Near	Girdwood
Zip Code	99587	Type	Condominium
Beds	2	Baths	2.00
SF-Res	990	Carport	0
Garage	1	Latitude	60.965254
Longitude	-149.131652	Unit Floor #	
Condo Type	1 - Apartment Style	Year Built	2006
Dues-Amount	\$ 345	Dues-Frequency	Monthly

Area: 101 - Girdwood/Turnagain Arm  
 Borough/Census Area: 1A - Anchorage Municipality  
 Region: 1 - Southcentral Alaska Region  
 Zoning: gC-6 Crow Crk. Rd. Commercial/Residential

School-Elementary	Girdwood	School-Middle	Girdwood	School-High	South Anchorage
SF-Res	990	SF-Gar	357	SF-Lot	0
Acres	0.00	Energy Rating		Tax ID	0750313604001
Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SE4715	Taxes (Estimated)	
Tax Year		Construction Status	Existing Structure	Year Built	2006
Year Remodeled		Year Updated		Project Name/Unit #	Snow Raven Village #C304
Remote Description	Foreclosure/Bank Own No				

Directions: Alyeska Hwy to Hightower Rd, Turn L on Hightower.

Public Remarks: Nearly new Top Floor Condo with private master bath, double sinks, fireplace and breathtaking views off private deck! A must see in Girdwood! Seller will entertain health and safety repairs only. \$1.00 shuttle to lodge each time you board. Stops. Tesoro, Post Office, Lodge.

Association Info: Association Name: Snow Raven Village; Association Phone #: 563-3345 Dues Include: Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water Construction Type: Unknown-BTV Exterior Finish: Wood Foundation Type: Unknown - BTV	Dining Room Type: Area Garage Type: Attached; Tuck Under Carport Type: None Heat Type: Forced Air; Radiant Fuel-Type: Natural Gas Sewer-Type: Public Water-Type: Public	View Type: Mountains Access Type: Maintained; Paved Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Topography: Level Mortgage Info: EM Min Deposit: 2,700 New Finance (Terms): Cash; Conventional; VA
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Features-Interior: Elevator; Electric; Family Room; Range/Oven; W &/or Dryer Hookup; Window Coverings; CO Detector(s); Washer&/or Dryer; BR/BA on Main Level; Laminate Flooring; Smoke Detector(s)

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

LO: Jack White Real Estate



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List Number	15-3420	Price-List	\$ 389,000
Status	Closed	Near	Girdwood
Zip Code	99587	Type	Condominium
Beds	2	Baths	2.00
SF-Res	1004	Carport	0
Garage	1	Latitude	60.962002
Longitude	-149.109299	Unit Floor #	2
Condo Type	1 - Apartment Style	Year Built	1984
Dues-Amount	\$ 936.03	Dues-Frequency	Quarterly

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	1,004	SF-Gar		SF-Lot	0
Acres	0.00	Energy Rating		Tax ID	0760151301201
Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SE4816	Taxes (Estimated)	\$ 2,689.85
Tax Year	2013	Construction Status	Existing Structure	Year Built	1984
Year Remodeled	2015	Year Updated	2015	Project Name/Unit #	Timberline #204
Remote Description	Foreclosure/Bank Own No				

Directions: Left on Alyeska Hwy. Left on Alberg. Right on Crystal Mountain Road. Second building on right with white garage doors and slate tile.  
 Public Remarks: Totally and tastefully remodeled. Custom solid cherry interior doors, granite countertops, cherry kitchen cabinets, bamboo floors, top of line appliances, steam shower, walk-in closet, ledger rock fireplace, balcony w/excellent valley views, heated garage, full size washer & dryer, security building, sauna/spa, common area rec room. Turn key with furniture package included.

Miscellaneous: Parking Space-Ttl #: 2 Association Info: Association Name: TIMBERLINE; Association Phone #: 907-317-3627; Manager Contact: SCOTT KIRK; Manager Phone #: 907-783-2131 Dues Include: Exterior Maintenance; Grounds Maintenance; Refuse; Sewer; Snow Removal; Water Construction Type: Wood Frame Exterior Finish: Other-See Remarks Foundation Type: Unknown - BTV	Roof Type: Bitumen/Torch Down Dining Room Type: Area; Breakfast Nook/Bar Garage Type: Attached; Heated; Tuck Under; Space(s) Carport Type: None Heat Type: Baseboard Fuel-Type: Electric; Natural Gas Sewer-Type: Public Water-Type: Public	View Type: Glacier; Mountains Access Type: Dedicated Road; Gravel; Maintained Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Topography: Sloping Mortgage Info: EM Min Deposit: 3,000 New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Docs Avl for Review: Docs Posted on MLS; Lease; Prop Discl Available; Re-Sale Cert
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Features-Interior: Den &/or Office; Dishwasher; Disposal; Fireplace; Microwave; Range/Oven; Refrigerator; Sauna; W &/or Dryer Hookup; Window Coverings; Washer&/or Dryer; BR/BA on Main Level; Hardwood Flooring; Smoke Detector(s)  
 Features-Association: Recreation Center; Sauna  
 Features-Additional: Cable TV; Deck/Patio; Fire Service Area; Garage Door Opener; Landscaping; Road Service Area; View; Storage Space/Unit;  
 Pets Considered

LO: Glacier State Realty



Provided as a courtesy of  
**Bryan Epley, CRS, E-PRO, CLHMS, CDPE**  
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Address: 198 Sawmill Road



Listing #	14-7872	Price-List	\$ 185,000
Status	Closed	Near	Indian
Zip Code	99540	Type	Vacant Land
Acres	2.50	Subdivision Plat Type	Fee Simple
Assessed Value \$		Down Payment	
Grid # (Muni Anch)	SW4760	Latitude	60.970157
Longitude	-149.446161		

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

School-Elementary	School-Middle	School-High
SF-Lot 108,900	Acres 2.50	Remote Description
Grid # (Muni Anch) SW4760	Tax Map # - Mat-Su N/A	Tax ID 0900211500001
Taxes (Estimated) \$ 1,184.40	Tax Year 2014	Foreclosure/Bank Own No

Directions: South on Seward Highway; Left on Sawmill Road just past the gas station in Bird Creek; 198 Sawmill Road is on the right.

Legal: US Survey #3201 L22

Public Remarks: Ready to build site with easy road access and walking distance to Chugach State Park and Bird Creek. There is a cabin on site with a gravel circle pad. A water well is on the property, there is gas to the lot in two locations. Electric is also on the property. Cabin is currently rented - Please do not disturb tenant.

Vacant Land Type: Residential

Topography: Level  
Wtrfrnt-Access Near: None  
Wtrfrnt-Frontage: None  
Utilities: Pub Water - In Area; Elec - On Site;  
Nat Gas - On Site; Well - On Site

Road Maintenance: Unknown - BTV  
Documents: Prop Discl Available

LO: Suburban Realty



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Address: L4 B1 Girdwood Place



Listing #	11-579	Price-List	\$ 179,000
Status	Closed	Near	Girdwood
Zip Code	99587	Type	Vacant Land
Acres	0.15	Subdivision Plat Type	Fee Simple
Assessed Value \$		Down Payment	
Grid # (Muni Anch)	SE4815	Latitude	60.962720
Longitude	-149.136430		

Area: 101 - Girdwood/Turnagain Arm  
Borough/Census Area: 1A - Anchorage Municipality  
Region: 1 - Southcentral Alaska Region  
Zoning: gC-7 Townsite Square Commercial

School-Elementary	Girdwood	School-Middle	Girdwood	School-High	South Anchorage
SF-Lot	6,500	Acres	0.15	Remote Description	
Grid # (Muni Anch)	SE4815	Tax Map #-Mat-Su	N/A	Tax ID	0750710600001
Taxes (Estimated)	\$ 1,495	Tax Year	2010	Foreclosure/Bank Own	No

Directions: Alyeska Hwy L on Hightower L on Girdwood Place. Lot on Left.

Legal: New Girdwood Townsite Alaska L4 B1

Public Remarks: Wonderful opportunity in the New Girdwood Townsite with Highway frontage and great visibility.

Vacant Land Type: Commercial  
New Finance (Terms): Cash; Conventional

Topography: Level  
View Type: Mountains  
Wtrfrnt-Access Near: None  
Wtrfrnt-Frontage: None

Access: Maintained; Dedicated Road; Gravel; Paved  
Road Maintenance: Road Mntd All Year  
Mortgage Info: Min EM Deposit: 2,000  
Documents: Prop Discl Available

Land Features: Fire Service Area; View

LO: Jack White Real Estate Girdwood



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Address: L22 Rand Avenue



Listing #	14-16635	Price-List	\$ 145,000
Status	Closed	Near	Indian
Zip Code	99540	Type	Vacant Land
Acres	2.62	Subdivision Plat Type	Fee Simple
Assessed Value \$		Down Payment	
Grid # (Muni Anch)	SW4456	Latitude	60.988660
Longitude	-149.508511		

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	BTV-Undiscl by LL
SF-Lot	114,258	Acres	2.62	Remote Description	
Grid # (Muni Anch)	SW4456	Tax Map # - Mat-Su	N/A	Tax ID	0900422200001
Taxes (Estimated)	\$ 1,262.04	Tax Year	2014	Foreclosure/Bank Own	No

Directions: Head northeast on Indian Rd toward Comfort Rd, Indian Rd turns right and becomes Comfort Rd, right toward Rand Rd, Turn right onto Rand Rd, Take the 1st left onto Ledyard Cir.

Legal: Chugach Park View L22

Public Remarks: Stunning lot for sale in Chugach Park View. Surrounded by nature and great southern exposure. This lot is just a short distance away from Chugach State Park with tons of trails. Some lots offer forest landscapes streams and multiple little ponds.

Vacant Land Type: Residential New Finance (Terms): AHFC; Cash; Conventional; FHA; VA	Topography: Level; Sloping View Type: Mountains Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Utilities: Natural Gas-In Area; Telephone - In Area; Electric-Underground	Access: Paved Road Maintenance: Unknown - BTV
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LO: Real Estate Brokers of Alaska



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Address: L13 Rand Avenue



Listing #	14-16645	Price-List	\$ 153,000
Status	Closed	Near	Indian
Zip Code	99540	Type	Vacant Land
Acres	2.43	Subdivision Plat Type	Fee Simple
Assessed Value \$		Down Payment	
Grid # (Muni Anch)	SW4456	Latitude	60.988701
Longitude	-149.505829		

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	BTV-Undiscl by LL
SF-Lot	105,719	Acres	2.43	Remote Description	
Grid # (Muni Anch)	SW4456	Tax Map # - Mat-Su	N/A	Tax ID	0900421300001
Taxes (Estimated)	\$ 1,239.01	Tax Year	2014	Foreclosure/Bank Own	No

Directions: Head east on Rand Rd toward Ledyard Cir, Turn right onto Ledyard Cir.

Legal: Chugach Park View L13

Public Remarks: Wonderful level lot located in Indian. An abundance of thick tall standing trees with an opportunity to have beautiful views ranging from Turnagain Arm to the mountains. Lots are only a short 20 minute drive from Anchorage. Call for more details, or drive by and take a look.

Vacant Land Type: Residential New Finance (Terms): AHFC; Cash; Conventional; FHA; VA	Topography: Level; Sloping View Type: Mountains Wtrfrnt-Access Near: None Wtrfrnt-Frontage: None Utilities: Natural Gas-In Area; Telephone - Adj Site; Electric-Underground	Access: Paved Road Maintenance: Unknown - BTV
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LO: Real Estate Brokers of Alaska



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Address: L1B B2 Arlberg Avenue

No Photo Available	Listing #	15-3783	Price-List	\$ 175,000
	Status	Closed	Near	Girdwood
	Zip Code	99587	Type	Vacant Land
	Acres	0.28	Subdivision Plat Type	Fee Simple
	Assessed Value \$		Down Payment	
	Grid # (Muni Anch)	SE4816	Latitude	60.972160
	Longitude	-149.099840		
	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-Lot	12,250	Acres	0.28	Remote Description	
Grid # (Muni Anch)	SE4816	Tax Map #-Mat-Su	N/A	Tax ID	0760144100001
Taxes (Estimated)	\$ 1,894	Tax Year	2015	Foreclosure/Bank Own	No

Directions: Alyeska Hwy, L on Arlberg, corner of Arlberg and Olympic Mtn Lp.

Legal: Alyeska North Addn #1 L1B B2

Public Remarks: Great corner lot with easy accessibility. Walking distance to the chairlifts, Sitzmark, Jack Sprat and all base amenities. Also, close to Moose Meadows. Very few vacant lots are available in the basin and with GR-4 zoning. Sewer line is across Arlberg. Creek running through lot.

Vacant Land Type: Residential	View Type: Mountains	Access: Maintained; Dedicated Road; Gravel; Paved
New Finance (Terms): Cash; Conventional	Wtrfrnt-Access Near: Creek	Road Maintenance: Road Mntd All Year
	Wtrfrnt-Frontage: Creek	Mortgage Info: Min EM Deposit: 3,000
	Utilities: Sewer-In Area; Pub Water - In Area	Documents: Prop Discl Available

Land Features: Covenants; Fire Service Area; Road Service Area; View

LO: Jack White Real Estate Girdwood



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