

Address: L3 B2 Muddy Dog/Alpha Circle



<b>Listing #</b>	09-6153	<b>Price-List</b>	\$ 39,000
<b>Status</b>	Closed	<b>Near</b>	Girdwood
<b>Zip Code</b>	99587	<b>Type</b>	Vacant Land
<b>Acres</b>	0.96	<b>Assessed Value \$</b>	\$ 42,400
<b>Down Payment</b>		<b>Grid # (Muni Anch)</b>	SE4018
<b>Latitude</b>	61.015564	<b>Longitude</b>	-149.084370

**Area:** 101 - Girdwood/Turnagain Arm  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Zoning:** gR-2A Sgl-Fam/Two-Fam Residential (Crow Crk. Rd.)

<b>School-Elementary</b>	Girdwood	<b>School-Middle</b>	Girdwood	<b>School-High</b>	South Anchorage
<b>SF-Lot</b>	41,951	<b>Acres</b>	0.96	<b>Remote Description</b>	
<b>Grid # (Muni Anch)</b>	SE4018	<b>Tax Map #-Mat-Su</b>	N/A	<b>Tax ID</b>	0760310300001
<b>Taxes</b>	\$ 292	<b>Tax Year</b>	2008	<b>LPSqFt\$</b>	0.93

**Directions:** Crow Creek Road to Muddy Dog/Alpha Circle. Muddy Dog/Alpha Circle is approximately 4.5 miles up Crow Creek Road on the downhill side of the road across from Alpha Circle.

**Legal:** Raven Mtn Est #1 L3 B2

**Public Remarks:** Opportunity for green living off the grid in an alpine setting high above Girdwood adjacent to Crow Creek near the Crow Pass trailhead and Crow Creek Mine National Historic Site. This one acre lot is adjacent to an available 1 1/2 acre lot being offered at \$49,000.

<b>Vacant Land Type:</b> Recreational; Remote; Residential	<b>Topography:</b> Rolling; Sloping	<b>Access:</b> Maintained; Government; Gravel; Private
<b>Home Ownr Assoc Info:</b> Dues-HOA Amount: 500; Dues-HOA Frequency: Yearly	<b>View Type:</b> Glacier; Mountains; River; Unobstructed	<b>Road Maintenance:</b> Road Mntd All Year
<b>New Finance (Terms):</b> Cash; Conventional; Owner Finance	<b>Wtrfrnt-Access Near:</b> Creek	<b>Mortgage Info:</b> Min EM Deposit: 2,000
<b>Property Info:</b> Lot Dimension-Back: 301.38'; Lot Dimension-Front: 70.94'; Lot Dimension-Left: 263.77'; Lot Dimension-Right: 256.31'	<b>Waterfront Name:</b> Waterfront Name: Crow Creek	<b>Documents:</b> Docs Posted on MLS; Survey
	<b>Utilities:</b> Electric - None; Septic - None; Well - None; Natural Gas - None; Pub Wtr-None; Sewer-None; Telephone - None	

**Land Features:** In City Limits; View; Trees - Sparse

**LO:** RE/MAX of Alyeska



Provided as a courtesy of

**Bryan Epley, CRS, E-PRO, CLHMS, CDPE**  
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Address: 282 Crystal Mtn Road #201



<b>List Number</b>	09-15415	<b>Price-List</b>	\$ 127,900
<b>Status</b>	Closed	<b>Near</b>	Girdwood
<b>Zip Code</b>	99587	<b>Type</b>	Condominium
<b>Beds</b>	0	<b>Baths</b>	1.00
<b>SF-Res</b>	480	<b>Carport</b>	0
<b>Garage</b>	0	<b>Latitude</b>	
<b>Longitude</b>		<b>Unit Floor #</b>	
<b>Condo Type</b>	1 - Apartment Style	<b>Year Built</b>	1977
<b>Dues-Amount</b>	\$ 417.40	<b>Dues-Frequency</b>	Quarterly

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

<b>School-Elementary</b>	Girdwood	<b>School-Middle</b>	Girdwood	<b>School-High</b>	South Anchorage
<b>SF-Res</b>	480	<b>SF-Gar</b>		<b>SF-Lot</b>	0
<b>Acres</b>	0.00	<b>LPSqFt\$</b>	266.46	<b>Energy Rating</b>	
<b>Tax ID</b>	0760151201901	<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SE4816
<b>Taxes</b>		<b>Tax Year</b>		<b>Construction Status</b>	Existing Structure
<b>Year Built</b>	1977	<b>Year Remodeled</b>	1985	<b>Year Updated</b>	
<b>Project Name/Unit #</b>	Alyeska South Condos #201	<b>Remote Description</b>			

**Directions:**  
**Public Remarks:** Easy walk to the ski lifts from this top-corner, studio ski condo with ski-mountain views. Enjoy 480 square feet of living space with a full-sized kitchen, full bath, wood-burning fireplace, covered deck, sauna and laundry facilities.

<b>Dues Include:</b> Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water	<b>Roof Type:</b> Asphalt/Comp Shingle; Bitumen/Torch Down	<b>View Type:</b> Mountains; Partial
<b>Construction Type:</b> Wood Frame	<b>Dining Room Type:</b> Breakfast Nook/Bar	<b>Access Type:</b> Gravel; Maintained
<b>Exterior Finish:</b> Wood	<b>Garage Type:</b> None	<b>Wtrfrnt-Access Near:</b> None
<b>Foundation Type:</b> Concrete Block	<b>Carport Type:</b> None	<b>Wtrfrnt-Frontage:</b> None
	<b>Heat Type:</b> Baseboard	<b>Topography:</b> Level
	<b>Fuel-Type:</b> Electric	<b>Mortgage Info:</b> EM Min Deposit: 1,000
	<b>Sewer-Type:</b> Public	<b>New Finance (Terms):</b> Cash; Conventional
	<b>Water-Type:</b> Public	

**Features-Interior:** Dishwasher; Electric; Fireplace; Range/Oven; Refrigerator; Window Coverings; Carpet  
**Features-Association:** Common Laundry  
**Features-Additional:** Covenant/Restriction; Deck/Patio; Fire Service Area; Road Service Area; View; End Unit; DSL/Cable Available

**LO:** Girdwood Realty & Property Management, LLC



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Address: 282 Crystal Mountain Road #107S



<b>List Number</b>	09-12701	<b>Price-List</b>	\$ 139,500
<b>Status</b>	Closed	<b>Near</b>	Girdwood
<b>Zip Code</b>	99587	<b>Type</b>	Condominium
<b>Beds</b>	0	<b>Baths</b>	1.00
<b>SF-Res</b>	520	<b>Carport</b>	0
<b>Garage</b>	0	<b>Latitude</b>	
<b>Longitude</b>		<b>Unit Floor #</b>	
<b>Condo Type</b>	1 - Apartment Style	<b>Year Built</b>	1977
<b>Dues-Amount</b>	\$ 417.40	<b>Dues-Frequency</b>	Quarterly

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

<b>School-Elementary</b>	Girdwood	<b>School-Middle</b>	Girdwood	<b>School-High</b>	South Anchorage
<b>SF-Res</b>	520	<b>SF-Gar</b>		<b>SF-Lot</b>	0
<b>Acres</b>	0.00	<b>LPSqFt\$</b>	268.27	<b>Energy Rating</b>	
<b>Tax ID</b>	0760151200801	<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SE4816
<b>Taxes</b>	\$ 1,224	<b>Tax Year</b>	2008	<b>Construction Status</b>	Existing Structure
<b>Year Built</b>	1977	<b>Year Remodeled</b>	2008	<b>Year Updated</b>	2008
<b>Project Name/Unit #</b>	Alyeska South #107S	<b>Remote Description</b>			

**Directions:** Take Alyeska Hwy toward Alyeska Ski resort until you hit the "T", turn left on Arberg, Turn Right on Brighton Rd, Complex is on the right. 282 Crystal Mountain Road, unit 107S. Lockbox left of door.

**Public Remarks:** Take your last run of the day and ski back home. This is convenience at its best. Condo is located on the ground floor at the base of the mountain, with views of Mt Alyeska from the deck & living room. Unit has been beautifully fully remodeled with new kitchen cabinets, laminate flrng, countertops, appliances, custom tiled bathroom, & much more; this isn't just a new fresh paint remodel. Must see!

<b>Miscellaneous:</b> Parking Space-Ttl #: 2	<b>Roof Type:</b> Unknown-BTV	<b>View Type:</b> Mountains
<b>Association Info:</b> Association Name: Alyeska South Condom; Association Phone #: 783-2131	<b>Dining Room Type:</b> Area	<b>Access Type:</b> Maintained
<b>Dues Include:</b> Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water	<b>Garage Type:</b> None	<b>Wtrfrnt-Access Near:</b> None
<b>Construction Type:</b> Wood Frame	<b>Carport Type:</b> None	<b>Wtrfrnt-Frontage:</b> None
<b>Exterior Finish:</b> Wood	<b>Heat Type:</b> Radiant	<b>Topography:</b> Gently Rolling
	<b>Fuel-Type:</b> Natural Gas	<b>Mortgage Info:</b> EM Min Deposit: 2,000
	<b>Sewer-Type:</b> Public	<b>New Finance (Terms):</b> Cash; Conventional
	<b>Water-Type:</b> Public	

**Features-Interior:** Central Vac; Dishwasher; Electric; Family Room; Fireplace; Microwave; Range/Oven; Refrigerator; Sauna; Telephone; CO Detector(s); Hardwood Flooring; Smoke Detector(s)

**Features-Association:** Common Laundry; Sauna

**Features-Additional:** Cable TV; Covenant/Restriction; Deck/Patio; View; DSL/Cable Available; Trailside

**LO:** Keller Williams Realty Alaska Group



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Prepared by Bryan Epley, CRS, E-PRO, CLHMS, CDPE on Thursday, July 29, 2010 5:42 PM

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Address: 150 Hightower Road #201



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<b>List Number</b>	10-4767	<b>Price-List</b>	\$ 160,000
<b>Status</b>	Closed	<b>Near</b>	Girdwood
<b>Zip Code</b>	99587	<b>Type</b>	Condominium
<b>Beds</b>	2	<b>Baths</b>	1.00
<b>SF-Res</b>	979	<b>Carport</b>	0
<b>Garage</b>	0	<b>Latitude</b>	60.963760
<b>Longitude</b>	-149.133080	<b>Unit Floor #</b>	2
<b>Condo Type</b>	1 - Apartment Style	<b>Year Built</b>	1975
<b>Dues-Amount</b>	\$ 1,033.66	<b>Dues-Frequency</b>	Quarterly

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

<b>School-Elementary</b>	Girdwood	<b>School-Middle</b>	Girdwood	<b>School-High</b>	South Anchorage
<b>SF-Res</b>	979	<b>SF-Gar</b>		<b>SF-Lot</b>	0
<b>Acres</b>	0.00	<b>LPSqFt\$</b>	163.43	<b>Energy Rating</b>	
<b>Tax ID</b>	0750712700401	<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SE4815
<b>Taxes</b>	\$ 1,900	<b>Tax Year</b>	2008	<b>Construction Status</b>	Existing Structure
<b>Year Built</b>	1975	<b>Year Remodeled</b>	2009	<b>Year Updated</b>	2009
<b>Project Name/Unit #</b>	Ski View Condos #201	<b>Remote Description</b>			

**Directions:** Alyeska Hwy to Hightower Rd (left) Building is on the right.

**Public Remarks:** Best deal on a condo in Girdwood. This second floor corner unit condo has mountain views in the winter and is conveniently located in the new Girdwood townsite.

<b>Miscellaneous:</b> Year Updated: 2009; Year Remodeled: 2009; Year Built: 1975; Parking Space-Ttl #: 1	<b>Roof Type:</b> Unknown-BTV	<b>View Type:</b> Mountains
<b>Association Info:</b> Association Name: Skiview condo assoc.; Association Phone #: 907-783-2131	<b>Dining Room Type:</b> Area	<b>Access Type:</b> Dedicated Road; Paved
<b>Dues Include:</b> Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water	<b>Garage Type:</b> None	<b>Wtrfrnt-Access Near:</b> None
<b>Construction Type:</b> Wood Frame	<b>Carport Type:</b> None	<b>Wtrfrnt-Frontage:</b> None
<b>Exterior Finish:</b> Wood	<b>Heat Type:</b> Other-See Remarks; Baseboard; Monitor	<b>Topography:</b> Level
<b>Foundation Type:</b> Concrete Block	<b>Fuel-Type:</b> Electric; Natural Gas; Wood	<b>Mortgage Info:</b> EM Min Deposit: 2,500
	<b>Sewer-Type:</b> Public	<b>New Finance (Terms):</b> Cash; Conventional
	<b>Water-Type:</b> Public	<b>Docs Avl for Review:</b> Prop Discl Available

**Features-Interior:** Central Vac; Dishwasher; Disposal; Fireplace; Range/Oven; Refrigerator; Telephone; CO Detector(s); Carpet; Ceiling Fan(s); Laminate Flooring; Smoke Detector(s)

**Features-Association:** Common Laundry

**Features-Additional:** Cable TV; Covenant/Restriction; Deck/Patio; Fire Service Area; Landscaping; Road Service Area; View; End Unit; In City Limits; DSL/Cable Available; Pets Considered

**LO:** Faulkner Real Estate LLC



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Address: L26 St Johann Loop



<b>Listing #</b>	10-3113	<b>Price-List</b>	\$ 179,000
<b>Status</b>	Closed	<b>Near</b>	Girdwood
<b>Zip Code</b>	99587	<b>Type</b>	Vacant Land
<b>Acres</b>	0.48	<b>Assessed Value \$</b>	\$ 188,000
<b>Down Payment</b>		<b>Grid # (Muni Anch)</b>	SE5015
<b>Latitude</b>	60.949335	<b>Longitude</b>	-149.126103

**Area:** 101 - Girdwood/Turnagain Arm  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Zoning:** gR-2 Sgl-Fam/Two-Fam Residential

<b>School-Elementary</b>	Girdwood	<b>School-Middle</b>	Girdwood	<b>School-High</b>	South Anchorage
<b>SF-Lot</b>	20,785	<b>Acres</b>	0.48	<b>Remote Description</b>	
<b>Grid # (Muni Anch)</b>	SE5015	<b>Tax Map #-Mat-Su</b>	N/A	<b>Tax ID</b>	0751912800001
<b>Taxes</b>	\$ 2,057	<b>Tax Year</b>	2009	<b>LPSqFt\$</b>	8.61

**Directions:** Alyeska Hwy to Timberline Dr to Vail Dr to St Johann Lp. Proceed up St Johann Lp. Property on south side of road.

**Legal:** Alyeska Basin #7 L26 B25

**Public Remarks:** Secluded half acre wooded lot with all utilities high above Alyeska Basin at the base of Max's Mountain. Potential views of the mountains and glaciers surrounding Girdwood Valley and potential views of Turnagain Arm.

<b>Vacant Land Type:</b> Recreational; Residential	<b>Topography:</b> Gently Rolling	<b>Access:</b> Maintained; Government; Gravel
<b>New Finance (Terms):</b> Cash; Conventional; Owner Finance	<b>View Type:</b> Glacier; Inlet; Mountains	<b>Road Maintenance:</b> Road Mntd All Year
<b>Property Info:</b> Lot Dimension-Back: 130.00'; Lot Dimension-Front: 75.90'; Lot Dimension-Left: 213.12'; Lot Dimension-Right: 200.00'	<b>Wtrfrnt-Access Near:</b> None	<b>Mortgage Info:</b> Min EM Deposit: 2,500
	<b>Wtrfrnt-Frontage:</b> None	<b>Documents:</b> Docs Posted on MLS; Prop Discl Available; Survey
	<b>Utilities:</b> Natural Gas-In Area; Pub Wtr Provdr Name: A. W. W. U.; Nat Gas - Adj Site; Elec - Adj to Site; Sewer - On Site; Telephone - Adj Site; Pub Wtr - On Site; Electric - In Area	

**Land Features:** In City Limits; DSL/Cable Available; Fire Service Area; Road Service Area; Southern Exposure; Stub Out - Sewer; Stub Out - Water; View; Trees - Heavy

**LO:** RE/MAX of Alyeska



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Address: Lot 28 Rand Avenue



<b>Listing #</b>	10-4569	<b>Price-List</b>	\$ 172,600
<b>Status</b>	Closed	<b>Near</b>	Indian
<b>Zip Code</b>	99540	<b>Type</b>	Vacant Land
<b>Acres</b>	2.71	<b>Assessed Value \$</b>	
<b>Down Payment</b>		<b>Grid # (Muni Anch)</b>	SE4417
<b>Latitude</b>	60.990863	<b>Longitude</b>	-149.513379

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

<b>School-Elementary</b>	Girdwood	<b>School-Middle</b>	Girdwood	<b>School-High</b>	South Anchorage
<b>SF-Lot</b>	117,958	<b>Acres</b>	2.71	<b>Remote Description</b>	
<b>Grid # (Muni Anch)</b>	SE4417	<b>Tax Map #-Mat-Su</b>	N/A	<b>Tax ID</b>	0900422800001
<b>Taxes</b>		<b>Tax Year</b>		<b>LPSqFt\$</b>	1.46

**Directions:** Seward Hwy to Mile 103 turn north on Indian Valley Road to Rand Avenue. Parcel at the northeast intersection of Rand Ave and Ledyard Circle.

**Legal:** Chugach Park View L28

**Public Remarks:** 2.7 acres in Indian Valley 20 minutes to the south of Anchorage half way to Girdwood. Turnagain Arm, Chugach State Park & trails close by. Views of mountains and 2 creeks on parcel. Has frontage on 2 paved roads. Natural gas, underground electric, phone, covenants, paved roads. Has soil test available.

<b>Vacant Land Type:</b> Residential	<b>Topography:</b> Sloping; Wetlands	<b>Access:</b> Maintained; Dedicated Road; Paved
<b>New Finance (Terms):</b> Cash	<b>View Type:</b> Mountains; Wetlands	<b>Road Maintenance:</b> Road Mntd All Year
	<b>Wtrfrnt-Access Near:</b> Creek	<b>Documents:</b> CC&R's; Docs Posted on MLS; Soils Test
	<b>Wtrfrnt-Frontage:</b> Creek	
	<b>Utilities:</b> Nat Gas - Adj Site; Elec - Adj to Site; Telephone - Adj Site; Electric-Underground	

**Land Features:** Covenants; Homeowner Assoc; Mineral Rights; Perc Tested; Southern Exposure; View; Wetlands; Trees - Heavy

**LO:** Dynamic Properties



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Address: 1815 Alyeska Highway #B3



<b>List Number</b>	09-6173	<b>Price-List</b>	\$ 249,000
<b>Status</b>	Closed	<b>Near</b>	Girdwood
<b>Zip Code</b>	99587	<b>Type</b>	Condominium
<b>Beds</b>	2	<b>Baths</b>	2.00
<b>SF-Res</b>	1049	<b>Carport</b>	0
<b>Garage</b>	0	<b>Latitude</b>	60.962330
<b>Longitude</b>	-149.140700	<b>Unit Floor #</b>	2
<b>Condo Type</b>	4 - Townhouse Style	<b>Year Built</b>	1985
<b>Dues-Amount</b>	\$ 281.04	<b>Dues-Frequency</b>	Monthly

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

<b>School-Elementary</b>	Girdwood	<b>School-Middle</b>	Girdwood	<b>School-High</b>	South Anchorage
<b>SF-Res</b>	1,049	<b>SF-Gar</b>		<b>SF-Lot</b>	0
<b>Acres</b>	0.00	<b>LPSqFt\$</b>	237.37	<b>Energy Rating</b>	
<b>Tax ID</b>	0750611200701	<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SE4814
<b>Taxes</b>	\$ 2,162.60	<b>Tax Year</b>	2008	<b>Construction Status</b>	Existing Structure
<b>Year Built</b>	1985	<b>Year Remodeled</b>		<b>Year Updated</b>	
<b>Project Name/Unit #</b>	Sunrise At Alyeska #B3	<b>Remote Description</b>			

**Directions:** Alyeska Highway to approximately Mile 1.2 turn East into parking lot. Wooden association sign in front "Sunrise @ Alyeska". Back building top left as facing. Entry from right side, back staircase

**Public Remarks:** Top floor unit with vaulted ceilings, open floor plan, gas fireplace, 2 full baths, in unit storage & great views of the Valley. Backs onto Muni wooded property. 2nd bedroom is an open loft. New interior paint 5/09. Sold furnished except for artwork on the walls. Seasonal lease in place thru April 2010. Seller will pay \$5000 in closing costs as carpet/appliance allowance.

<b>Miscellaneous:</b> Parking Space-Ttl #: 2	<b>Roof Type:</b> Metal	<b>View Type:</b> Mountains
<b>Association Info:</b> Association Name: Sunrise at Alyeska; Manager Contact: Ben Marsh Associates; Manager Phone #: 278-3615	<b>Dining Room Type:</b> Area; Breakfast Nook/Bar	<b>Access Type:</b> Dedicated Road; Gravel; Maintained
<b>Dues Include:</b> Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water	<b>Garage Type:</b> None	<b>Wtrfrnt-Access Near:</b> None
<b>Construction Type:</b> Wood Frame	<b>Carport Type:</b> None	<b>Wtrfrnt-Frontage:</b> None
<b>Exterior Finish:</b> Wood	<b>Heat Type:</b> Radiant	<b>Topography:</b> Level
	<b>Fuel-Type:</b> Electric; Natural Gas	<b>Mortgage Info:</b> EM Min Deposit: 3,000
	<b>Sewer-Type:</b> Public	<b>New Finance (Terms):</b> Cash; Conventional
	<b>Water-Type:</b> Private Well	<b>Docs Avl for Review:</b> Prop Discl Available

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

**Features-Additional:** Cable TV; Covenant/Restriction; Deck/Patio; Fire Service Area; Road Service Area; View; End Unit; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Name	Room Level	No. of Rooms	Room Remarks
Kitchen	1	1	Master Bedroom	1	1	
Living Room	1	1	Bedroom 2	2	1	open loft
Bath-Full	1	1				
Bath-Full	2	1				

LO: Glacier City Realty



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**Bryan Epley, CRS, E-PRO, CLHMS, CDPE**  
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<http://www.girdwoodhomes.com>

Address: 221 Donner Drive



<b>Listing #</b>	10-3120	<b>Price-List</b>	\$ 289,500
<b>Status</b>	Closed	<b>Near</b>	Girdwood
<b>Zip Code</b>	99587	<b>Type</b>	Residential
<b>Bedrooms</b>	2	<b>Baths</b>	3.00
<b>SF-Res</b>	1,670	<b>Carport #</b>	0
<b>Garage #</b>	0	<b>Latitude</b>	60.962742
<b>Longitude</b>	-149.123660	<b>Unit #</b>	
<b>Year Built</b>	1974		

**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

<b>School-Elementary</b>	Girdwood	<b>School-Middle</b>	Girdwood	<b>School-High</b>	South Anchorage
<b>SF-Lot</b>	9,760	<b>Acres</b>	0.22	<b>SF-Res</b>	1,670
<b>SF-Gar</b>	0	<b>Grid # (Muni Anch)</b>	SE4815	<b>Tax Map #-Mat-Su</b>	N/A
<b>Energy Rating</b>		<b>Remote Description</b>		<b>LPSqFt\$</b>	173.35
<b>Tax ID</b>	0750521800001	<b>Taxes</b>	\$ 3,929.55	<b>Tax Year</b>	2009
<b>Year Built</b>	1974	<b>Year Remodeled</b>		<b>Year Updated</b>	
<b>Construction Status</b>	Existing Structure				

**Directions:** Alyeska Highway to Donner, left on Donner thru intesection with Davos, over the top of the hill and on the left.

**Legal:** Alyeska Basin L7 B5

**Public Remarks:** Log home with open floor plan, lots of natural light, wood fireplace, and open loft second bedroom and crows next above. Parking is easy with a circular driveway and a tiny basement apartment with 3/4 bath. Girdwood funky in a cool old style way. 2nd bdrm is a loft w irregular stairs. Mother In Law Apartment ceiling height restricted.

<b>Residential Type:</b> Single Family Res	<b>Heat Type:</b> Radiant	<b>Wtrfrnt-Access Near:</b> None
<b>Construction Type:</b> Log; Wood Frame - 2x4	<b>Fuel Type:</b> Electric; Natural Gas	<b>New Finance (Terms):</b> Cash; Conventional
<b>Exterior Finish:</b> Log	<b>Sewer Type:</b> Public	<b>Mortgage Info:</b> EM Minimum Deposit: 3,000
<b>Roof Type:</b> Metal	<b>Water-Type:</b> Public	<b>Docs Avl for Review:</b> Prop Discl Available
<b>Foundation Type:</b> Sono Tubes; Unknown - BTV	<b>Dining Room Type:</b> Area	
<b>Floor Style:</b> Chalet/A-Frame	<b>Access Type:</b> Dedicated Road; Gravel; Maintained; Government	
<b>Garage Type:</b> None	<b>View Type:</b> Mountains	
<b>Carport Type:</b> None	<b>Topography:</b> Level	
	<b>Wtrfrnt-Frontage:</b> None	

**Features-Interior:** Electric; Fireplace; Range/Oven; Refrigerator; Telephone; Window Coverings; BR/BA on Main Level; CO Detector(s); Washer &/Or Dryer; Arctic Entry; Carpet; Ceiling Fan(s); Hardwood Flooring; Smoke Detector(s)

**Features-Additional:** View; Covenant/Restriction; Deck/Patio; Fire Service Area; Mother-in-Law Apt; Road Service Area; Motion Lighting; DSL/Cable Available; Cable TV

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Family Room	1	1		Bedroom 1	1	1	
Kitchen	1	1		Bedroom 2	2	1	open loft bdrm area
Kitchen	B	1		Bedroom 3	B	1	Studio Apt
Living Room	1	1		Bath-Full	1	1	Off Mstr Bdrm
Extra Room	1	1	Arctic Entry	Bath-Three Qtr	1	1	Common
				Bath-Three Qtr	B	1	

**LO:** Glacier City Realty  
**LO2:** Glacier City Realty



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Prepared by Bryan Epley, CRS, E-PRO, CLHMS, CDPE on Thursday, July 29, 2010 5:42 PM

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Address: 134 Gstaad Way



<b>Listing #</b>	10-6580	<b>Price-List</b>	\$ 335,000
<b>Status</b>	Closed	<b>Near</b>	Girdwood
<b>Zip Code</b>	99587	<b>Type</b>	Residential
<b>Bedrooms</b>	3	<b>Baths</b>	1.75
<b>SF-Res</b>	1,068	<b>Carport #</b>	0
<b>Garage #</b>	0	<b>Latitude</b>	60.955470
<b>Longitude</b>	-149.126730	<b>Unit #</b>	
<b>Year Built</b>	1979		

**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

<b>School-Elementary</b>	Girdwood	<b>School-Middle</b>	Girdwood	<b>School-High</b>	South Anchorage
<b>SF-Lot</b>	15,439	<b>Acres</b>	0.35	<b>SF-Res</b>	1,068
<b>SF-Gar</b>		<b>Grid # (Muni Anch)</b>	SE4915	<b>Tax Map #-Mat-Su</b>	N/A
<b>Energy Rating</b>		<b>Remote Description</b>		<b>LPSqFt\$</b>	313.67
<b>Tax ID</b>	0751720100001	<b>Taxes</b>	\$ 3,704	<b>Tax Year</b>	2010
<b>Year Built</b>	1979	<b>Year Remodeled</b>	2004	<b>Year Updated</b>	2007
<b>Construction Status</b>	Existing Structure				

**Directions:** Alyeska Highway to Timberline. 1/2 mile to left on Gstaad. 2nd property on the right.

**Legal:** Alyeska Basin #5 L4 B6

**Public Remarks:** Darling cabin - impeccable condition. Views of Mt. Alyeska and Ragged Top through huge prow front windows. Move in and enjoy! Tile floors in living areas and arctic entry. Beautiful T&G walls and ceilings. 2nd floor Master BR w/large walk in closet, sauna, and 3/4 bath. Fireplace. Lovely large lot on quiet road. New roof 07. Awesome ski storage/wax shed w/power. Wood shed. Owner is LL.

<b>Residential Type:</b> Single Family Res	<b>Heat Type:</b> Baseboard	<b>Wtrfrnt-Access Near:</b> None
<b>Exterior Finish:</b> Wood	<b>Fuel Type:</b> Natural Gas	<b>New Finance (Terms):</b> Cash; Conventional
<b>Roof Type:</b> Metal	<b>Sewer Type:</b> Public	<b>Mortgage Info:</b> EM Minimum Deposit: 3,000
<b>Foundation Type:</b> All Weather Wood; Poured Concrete	<b>Water-Type:</b> Public	<b>Docs Avl for Review:</b> As-Built; Prop Discl Available
<b>Garage Type:</b> None	<b>View Type:</b> Mountains	
<b>Carport Type:</b> None	<b>Wtrfrnt-Frontage:</b> None	

**Features-Interior:** Dishwasher; Disposal; Fireplace; Refrigerator; Sauna; Washr&/Or Dryer Hkup; Workshop; BR/BA on Main Level; Ceiling Fan(s); Range-Downdraft; Smoke Detector(s)  
**Features-Additional:** View; Deck/Patio; Landscaping; Motion Lighting; Storage Space/Unit; DSL/Cable Available; Cable TV

**LO:** Homes Unlimited



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Address: 150 Okemo Road



<b>Listing #</b>	10-5576	<b>Price-List</b>	\$ 389,500
<b>Status</b>	Closed	<b>Near</b>	Girdwood
<b>Zip Code</b>	99587	<b>Type</b>	Residential
<b>Bedrooms</b>	4	<b>Baths</b>	3.00
<b>SF-Res</b>	1,926	<b>Carpport #</b>	0
<b>Garage #</b>	2	<b>Latitude</b>	60.955037
<b>Longitude</b>	-149.119010	<b>Unit #</b>	
<b>Year Built</b>	1973		

**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

<b>School-Elementary</b>	Girdwood	<b>School-Middle</b>	Girdwood	<b>School-High</b>	South Anchorage
<b>SF-Lot</b>	12,269	<b>Acres</b>	0.28	<b>SF-Res</b>	1,926
<b>SF-Gar</b>	528	<b>Grid # (Muni Anch)</b>	SE4916	<b>Tax Map #-Mat-Su</b>	N/A
<b>Energy Rating</b>		<b>Remote Description</b>		<b>LPSqFt\$</b>	202.23
<b>Tax ID</b>	0760213600001	<b>Taxes</b>	\$ 4,732.25	<b>Tax Year</b>	2009
<b>Year Built</b>	1973	<b>Year Remodeled</b>		<b>Year Updated</b>	
<b>Construction Status</b>	Existing Structure				

**Directions:** Alyeska Highway to Timberline Drive, take first left onto Vail, first left onto Loveland, then first right onto Alpine Meadows. Approximately two blocks up on left, corner of Okemo and Alpine Meadows  
**Legal:** Alyeska #1 L9A B19  
**Public Remarks:** The quintessential Alyeska Ski Chalet. Alaskan charm abounds including; cedar trim, natural wood interior walls,(12 inch thick energy efficient walls), entertaining deck, natural gas fireplace, & loft bedroom on third level. B&B apt over the attached garage with interior heated hallway. Nicely located corner lot with pass thru driveway. Prelisting inspection done & all owner repairs complete

<b>Residential Type:</b> B & B Potential; Single Family Res	<b>Heat Type:</b> Baseboard; Forced Air	<b>Wtrfrnt-Access Near:</b> None
<b>Construction Type:</b> Other - See Remarks; Wood Frame	<b>Fuel Type:</b> Electric; Natural Gas	<b>New Finance (Terms):</b> Cash; Conventional
<b>Exterior Finish:</b> Wood	<b>Sewer Type:</b> Public	<b>Mortgage Info:</b> EM Minimum Deposit: 4,000
<b>Roof Type:</b> Metal	<b>Water-Type:</b> Public	<b>Docs Avl for Review:</b> Other - See Remarks; As-Built; Docs Posted on MLS; Prop Discl Available; Survey
<b>Foundation Type:</b> Concrete Block; Sono Tubes; Slab on Grade	<b>Dining Room Type:</b> Breakfast Nook/Bar; Area	
<b>Floor Style:</b> Tri-Level	<b>Access Type:</b> Dedicated Road; Gravel; Maintained; Government	
<b>Garage Type:</b> Attached; Heated; Tuck Under	<b>View Type:</b> Mountains	
<b>Carpport Type:</b> None	<b>Topography:</b> Level	
	<b>Wtrfrnt-Frontage:</b> None	

**Features-Interior:** Dishwasher; Disposal; Electric; Fireplace; Intercom; Microwave (B/I); Range/Oven; Refrigerator; Telephone; Trash Compactor; Window Coverings; BR/BA on Main Level; CO Detector(s); Freezer-Stand Alone; Washer &/Or Dryer; Arctic Entry; Carpet; Hardwood Flooring; Smoke Detector(s)  
**Features-Additional:** Covenant/Restriction; Deck/Patio; Fire Service Area; Garage Door Opener; Mother-in-Law Apt; Road Service Area; Lot-Corner; Motion Lighting; DSL/Cable Available; Cable TV

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Dining Room	2	1	Dining Area	Bedroom 1	1	1	w/o closet
Kitchen	2	1		Bedroom 2	2	1	
Kitchen	2	1	B & B kitchen	Bedroom 3	3	1	Loft bdrm w closet
Living Room	2	1		Bath-Full	1	1	
Utility Room	1	1	washer/dryer & hot water	Bath-Full	2	1	
Extra Room	2	1	studio apartment	Bath-Full	2	1	B & B Full Bath

**LO:** Glacier City Realty  
**LO2:** Glacier City Realty



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Address: 435 Davos Road



<b>Listing #</b>	10-719	<b>Price-List</b>	\$ 399,000
<b>Status</b>	Closed	<b>Near</b>	Girdwood
<b>Zip Code</b>	99587	<b>Type</b>	Residential
<b>Bedrooms</b>	3	<b>Baths</b>	2.50
<b>SF-Res</b>	2,100	<b>Carport #</b>	0
<b>Garage #</b>	0	<b>Latitude</b>	60.961625
<b>Longitude</b>	-149.124817	<b>Unit #</b>	
<b>Year Built</b>	2005		

**MLS Area:** 101 - Girdwood/Turnagain Arm  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:**  
**Zoning:** GCR-2 Commercial Recreation (Glacier/Winner Crk)

<b>School-Elementary</b>	Girdwood	<b>School-Middle</b>	Girdwood	<b>School-High</b>	South Anchorage
<b>SF-Lot</b>	14,282	<b>Acres</b>	0.33	<b>SF-Res</b>	2,100
<b>SF-Gar</b>		<b>Grid # (Muni Anch)</b>	SE4815	<b>Tax Map #-Mat-Su</b>	N/A
<b>Energy Rating</b>		<b>Remote Description</b>		<b>LPSqFt\$</b>	190.00
<b>Tax ID</b>	0750533800001	<b>Taxes</b>	\$ 3,661	<b>Tax Year</b>	2009
<b>Year Built</b>	2005	<b>Year Remodeled</b>		<b>Year Updated</b>	
<b>Construction Status</b>	Existing Structure				

**Directions:** Alyeska Hwy, North on Donner West on Davos Rd.

**Legal:** Alyeska Basin #2 L10B B5

**Public Remarks:** Like new A-frame a few blocks from Chair 3 & the Sitzmark. A beautiful 3 story is excellent for the full time Girdwood resident or the w/e ski family. 2.5 baths, soaring ceilings, gorgeous kitchen opens to the living area, stainless appl, laminate flrs in living area, tile floors in bath, gas fp, lg loft bedroom, & full basement can be used as a 3rd br or family rm. Deck, arctic entry & storage.

**Residential Type:** Single Family Res  
**Mobile Home Features:** Arctic Entry  
**Construction Type:** Wood Frame  
**Exterior Finish:** Wood  
**Roof Type:** Metal  
**Foundation Type:** Poured Concrete  
**Floor Style:** Chalet/A-Frame  
**Garage Type:** None  
**Carport Type:** None

**Heat Type:** Forced Air  
**Fuel Type:** Natural Gas  
**Sewer Type:** Public  
**Water Type:** Public  
**Dining Room Type:** Area  
**Access Type:** Government  
**View Type:** Mountains  
**Topography:** Level  
**Wtrfrnt-Frontage:** None

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

**Features-Interior:** Basement; Dishwasher; Disposal; Fireplace; Range/Oven; Refrigerator; Window Coverings; BR/BA on Main Level; CO Detector(s); Arctic Entry; Hardwood Flooring; Smoke Detector(s)

**Features-Additional:** Deck/Patio

**LO:** RE/MAX Properties, Inc.  
**LO2:** RE/MAX Properties, Inc.



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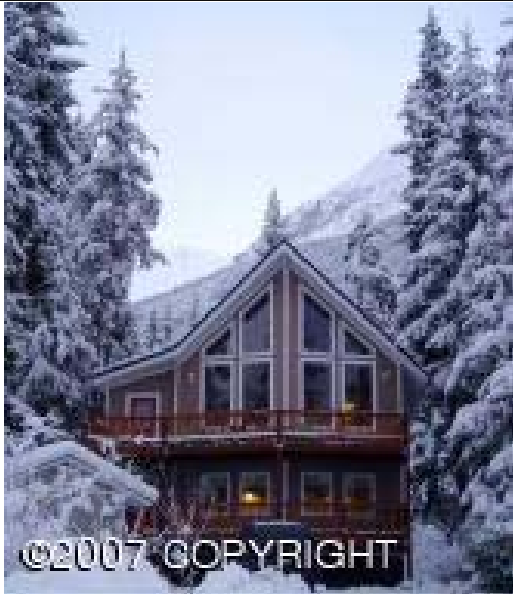
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Address: 139 Stowe Drive



<b>Listing #</b>	09-14847	<b>Price-List</b>	\$ 439,000
<b>Status</b>	Closed	<b>Near</b>	Girdwood
<b>Zip Code</b>	99587	<b>Type</b>	Residential
<b>Bedrooms</b>	3	<b>Baths</b>	2.00
<b>SF-Res</b>	2,144	<b>Carport #</b>	0
<b>Garage #</b>	0	<b>Latitude</b>	60.955150
<b>Longitude</b>	-149.121652	<b>Unit #</b>	
<b>Year Built</b>	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

<b>School-Elementary</b>	Girdwood	<b>School-Middle</b>	Girdwood	<b>School-High</b>	South Anchorage
<b>SF-Lot</b>	13,083	<b>Acres</b>	0.30	<b>SF-Res</b>	2,144
<b>SF-Gar</b>		<b>Grid # (Muni Anch)</b>	SE4916	<b>Tax Map #-Mat-Su</b>	N/A
<b>Energy Rating</b>		<b>Remote Description</b>		<b>LPSqFt\$</b>	204.76
<b>Tax ID</b>	0760711600001	<b>Taxes</b>	\$ 4,977	<b>Tax Year</b>	2009
<b>Year Built</b>	1981	<b>Year Remodeled</b>	2007	<b>Year Updated</b>	
<b>Construction Status</b>	Existing Structure				

**Directions:** Alyeska Hwy to Timberline Dr to Vail Dr to Stowe Dr. Home on north side of Stowe Dr.

**Legal:** Alyeska Basin #6 L12A B20

**Public Remarks:** Completely remodeled maintenance friendly home located on a quiet low traffic street. Use of warm woods, including doors, wainscoting, trim, railings, and floors, throughout. Large Master Suite. Two living areas, plus Loft. Incredible southern exposure on large Deck and through soaring front windows. Situated on lot to allow addition of detached Garage.

<b>Residential Type:</b> Single Family Res	<b>Heat Type:</b> Baseboard; Radiant	<b>Wtrfrnt-Access Near:</b> None
<b>Construction Type:</b> Wood Frame - 2x6	<b>Fuel Type:</b> Natural Gas	<b>New Finance (Terms):</b> Cash; Conventional
<b>Exterior Finish:</b> Vinyl	<b>Sewer Type:</b> Public	<b>Mortgage Info:</b> EM Minimum Deposit: 5,000
<b>Roof Type:</b> Metal	<b>Water-Type:</b> Public	<b>Docs Avl for Review:</b> As-Built; Docs Posted on MLS; Floor Plan; Prop Disc Available
<b>Foundation Type:</b> Concrete Block; Poured Concrete	<b>Dining Room Type:</b> Area	
<b>Floor Style:</b> Chalet/A-Frame	<b>Access Type:</b> Gravel; Maintained; Government	
<b>Garage Type:</b> None	<b>View Type:</b> Mountains	
<b>Carport Type:</b> None	<b>Topography:</b> Level	
	<b>Wtrfrnt-Frontage:</b> None	

**Features-Interior:** Dishwasher; Disposal; Family Room; Fireplace; Range/Oven; Refrigerator; Telephone; Window Coverings; BR/BA on Main Level; CO Detector(s); Washer &/Or Dryer; Carpet; Ceiling Fan(s); Hardwood Flooring; Smoke Detector(s)

**Features-Additional:** View; Covenant/Restriction; Deck/Patio; Fire Service Area; Road Service Area; Motion Lighting; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Family Room	1	1		Master Bedroom	1	1	
Kitchen	2	1		Bedroom	2	1	
Great Room	2	1	Living and Dining	Bedroom	3	1	Inadequate Egress
Utility Room	2	1	Laundry and Utility	Bath-Full	2	1	
Master Bath	1	1	Heated Floor and Separate Tub and Shower				
Extra Room	1	1	Deck				
Extra Room	1	1	Entry				
Extra Room	2	1	Large South Facing Deck				
Extra Room	3	1	Loft				
Extra Room	0	1	Detached Shed				

**LO:** RE/MAX of Alyeska



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Address: 206 Saint Moritz Drive



<b>Listing #</b>	10-3342	<b>Price-List</b>	\$ 439,500
<b>Status</b>	Closed	<b>Near</b>	Girdwood
<b>Zip Code</b>	99587	<b>Type</b>	Residential
<b>Bedrooms</b>	3	<b>Baths</b>	2.00
<b>SF-Res</b>	1,780	<b>Carpport #</b>	0
<b>Garage #</b>	2	<b>Latitude</b>	60.952205
<b>Longitude</b>	-149.120279	<b>Unit #</b>	
<b>Year Built</b>	1983		

**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

<b>School-Elementary</b>	Girdwood	<b>School-Middle</b>	Girdwood	<b>School-High</b>	South Anchorage
<b>SF-Lot</b>	15,233	<b>Acres</b>	0.35	<b>SF-Res</b>	1,780
<b>SF-Gar</b>	600	<b>Grid # (Muni Anch)</b>	SE4916	<b>Tax Map #-Mat-Su</b>	N/A
<b>Energy Rating</b>		<b>Remote Description</b>		<b>LPSqFt\$</b>	246.91
<b>Tax ID</b>	0760623200001	<b>Taxes</b>	\$ 4,899	<b>Tax Year</b>	2009
<b>Year Built</b>	1983	<b>Year Remodeled</b>		<b>Year Updated</b>	
<b>Construction Status</b>	Existing Structure				

**Directions:** Alyeska Highway to Timberline, left on Vail Drive to T with Alpine Meadows, left on Alpine Meadows, to St. Moritz, right on St. Moritz past intersection with Echo, 2nd house on right, look for sign.

**Legal:** Alyeska Basin #7 L7 B28

**Public Remarks:** Featuring hrdwd flrs, windows floor/ceiling, gas heat, arctic entry, loft bdrm, crows nest, & trex entertaining deck in the cabin. The guest quarters above garage is modern, light, bright, with in floor radiant heat, open floor plan, custom tiled/glass bath, & amazing wood finishes. Options galore. Suitable as a home, vacation rental, or second home.

<b>Residential Type:</b> B & B Potential; Single Family Res	<b>Heat Type:</b> In-Floor Heat; Radiant	<b>Wtrfrnt-Access Near:</b> None
<b>Construction Type:</b> Wood Frame	<b>Fuel Type:</b> Electric; Natural Gas	<b>New Finance (Terms):</b> Cash; Conventional
<b>Exterior Finish:</b> Masonry; Wood	<b>Sewer Type:</b> Public	<b>Mortgage Info:</b> EM Minimum Deposit: 4,500
<b>Roof Type:</b> Metal	<b>Water-Type:</b> Public	<b>Docs Avl for Review:</b> Other - See Remarks; As-Built; Docs Posted on MLS; Floor Plan; Prop Discl Available
<b>Foundation Type:</b> Post on Pad; Slab on Grade	<b>Dining Room Type:</b> Breakfast Nook/Bar; Area	
<b>Floor Style:</b> Chalet/A-Frame; Other - See Remarks	<b>Access Type:</b> Dedicated Road; Gravel;	
<b>Garage Type:</b> Attached; Heated; Tuck Under;	Maintained; Government	
Other-See Remarks	<b>View Type:</b> Mountains	
<b>Carpport Type:</b> None	<b>Topography:</b> Sloping	
	<b>Wtrfrnt-Frontage:</b> None	

**Features-Interior:** Dishwasher; Disposal; Electric; Range/Oven; Refrigerator; Telephone; BR/BA on Main Level; CO Detector(s); Washer &/Or Dryer; Arctic Entry; Carpet; Ceiling Fan(s); Hardwood Flooring; Smoke Detector(s)

**Features-Additional:** View; Covenant/Restriction; Deck/Patio; Fire Service Area; Landscaping; Storage Space/Unit; DSL/Cable Available; Cable TV

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Kitchen	1	1	back bldg. Hinterland	Master Bedroom	3	1	Open loft bdrm frnt Schneeberg
Kitchen	2	1	Frnt bldg. Schneeberg	Bedroom	1	1	back bldg. Hinterland
Living Room	1	1	back bldg. Hinterland	Bedroom 2	2	1	loft bdrm bk Hinterland
Living Room	2	1	Frnt bldg. Schneeberg	Bath-Three Qtr	1	1	back bldg. Hinterland
Utility Room	1	1	back bldg. Hinterland	Bath-Three Qtr	2	1	Frnt bldg. Schneeberg
Extra Room	1	1	Arctic entry bk, Hinterland				
Extra Room	2	1	Arctic Entry frnt Schneeberg				

**LO:** Glacier City Realty  
**LO2:** Glacier City Realty



Provided as a courtesy of

**Bryan Epley, CRS, E-PRO, CLHMS, CDPE**

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All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2010 MLS and FBS.

Prepared by Bryan Epley, CRS, E-PRO, CLHMS, CDPE on Thursday, July 29, 2010 5:42 PM

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Address: 260 Vail Drive



<b>Listing #</b>	10-5788	<b>Price-List</b>	\$ 509,000
<b>Status</b>	Closed	<b>Near</b>	Girdwood
<b>Zip Code</b>	99587	<b>Type</b>	Residential
<b>Bedrooms</b>	5	<b>Baths</b>	2.75
<b>SF-Res</b>	2,681	<b>Carport #</b>	0
<b>Garage #</b>	1	<b>Latitude</b>	60.956234
<b>Longitude</b>	-149.121770	<b>Unit #</b>	
<b>Year Built</b>	1992		

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

<b>School-Elementary</b>	Girdwood	<b>School-Middle</b>	Girdwood	<b>School-High</b>	South Anchorage
<b>SF-Lot</b>	16,353	<b>Acres</b>	0.38	<b>SF-Res</b>	2,681
<b>SF-Gar</b>	384	<b>Grid # (Muni Anch)</b>	SE4916	<b>Tax Map #-Mat-Su</b>	N/A
<b>Energy Rating</b>		<b>Remote Description</b>		<b>LPSqFt\$</b>	189.85
<b>Tax ID</b>	0760720600001	<b>Taxes</b>	\$ 6,432	<b>Tax Year</b>	2009
<b>Year Built</b>	1992	<b>Year Remodeled</b>		<b>Year Updated</b>	
<b>Construction Status</b>	Existing Structure				

**Directions:** Alyeska Hwy to Timberline. Left on Vail, house on right across from Cervin Cr.  
**Legal:** Alyeska Basin #5 L15 B5  
**Public Remarks:** Contemporary home with a great room filled with light from the large windows. Light and views but still private tucked behind large trees.

<b>Residential Type:</b> Single Family Res	<b>Heat Type:</b> Forced Air	<b>Wtrfrnt-Access Near:</b> None
<b>Construction Type:</b> Wood Frame - 2x6	<b>Fuel Type:</b> Natural Gas	<b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA
<b>Exterior Finish:</b> Wood	<b>Sewer Type:</b> Public	<b>Mortgage Info:</b> EM Minimum Deposit: 5,000
<b>Foundation Type:</b> Concrete Block; Poured Concrete	<b>Water-Type:</b> Public	<b>Docs Avl for Review:</b> Prop Discl Available
<b>Floor Style:</b> Multi-Level	<b>Dining Room Type:</b> Breakfast Nook/Bar; Area	
<b>Garage Type:</b> Attached; Heated; Tuck Under	<b>Access Type:</b> Dedicated Road; Gravel; Maintained	
<b>Carport Type:</b> None	<b>View Type:</b> Glacier; Mountains	
	<b>Topography:</b> Level	
	<b>Wtrfrnt-Frontage:</b> None	

**Features-Interior:** Air Exchanger; Central Vac; Dishwasher; Disposal; Electric; Fireplace; Microwave (B/I); Range/Oven; Telephone; Washr&/Or Dryer Hkup; BR/BA on Main Level; CO Detector(s); Carpet  
**Features-Additional:** View; Covenant/Restriction; Fire Service Area; Garage Door Opener; Road Service Area; DSL/Cable Available; Cable TV

**LO:** Dynamic Properties - Girdwood



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Address: 138 Brenner Circle



<b>Listing #</b>	09-2245	<b>Price-List</b>	\$ 599,000
<b>Status</b>	Closed	<b>Near</b>	Girdwood
<b>Zip Code</b>	99587	<b>Type</b>	Residential
<b>Bedrooms</b>	4	<b>Baths</b>	4.00
<b>SF-Res</b>	3,437	<b>Carport #</b>	0
<b>Garage #</b>	2	<b>Latitude</b>	60.959889
<b>Longitude</b>	-149.151962	<b>Unit #</b>	
<b>Year Built</b>	1996		

**MLS Area:** 101 - Girdwood/Turnagain Arm  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:**  
**Zoning:** gR-1 Alyeska Hwy Mixed Residential

<b>School-Elementary</b>	Girdwood	<b>School-Middle</b>	Girdwood	<b>School-High</b>	South Anchorage
<b>SF-Lot</b>	13,513	<b>Acres</b>	0.31	<b>SF-Res</b>	3,437
<b>SF-Gar</b>	598	<b>Grid # (Muni Anch)</b>	SE4814	<b>Tax Map #-Mat-Su</b>	N/A
<b>Energy Rating</b>		<b>Remote Description</b>		<b>LPSqFt\$</b>	174.28
<b>Tax ID</b>	0750618300001	<b>Taxes</b>	\$ 5,792	<b>Tax Year</b>	2008
<b>Year Built</b>	1996	<b>Year Remodeled</b>		<b>Year Updated</b>	
<b>Construction Status</b>	Existing Structure				

**Directions:** Alyeska Hwy to Brenner Cir.  
**Legal:** Brenner L2  
**Public Remarks:** One of the most striking and well known homes in Girdwood. Fantastic entertainment home! Soaring ceilings, two Kitchens, Decks, southern exposure, custom gazebo with Sundance Spas hot tub, large Garage, and exquisite stained glass. Offered BELOW \$750,000 Dec 2008 appraised value. Price does not reflect value of stained glass included with sale.

<b>Residential Type:</b> B & B Potential; Single Family Res	<b>Heat Type:</b> Forced Air	<b>Wtrfrnt-Access Near:</b> None
<b>Construction Type:</b> Wood Frame - 2x6	<b>Fuel Type:</b> Natural Gas	<b>New Finance (Terms):</b> Cash; Conventional
<b>Exterior Finish:</b> Wood	<b>Sewer Type:</b> Public	<b>Mortgage Info:</b> EM Minimum Deposit: 8,000
<b>Roof Type:</b> Metal	<b>Water-Type:</b> Private Well	<b>Docs Avl for Review:</b> Appraisal; As-Built; Docs Posted on MLS; Floor Plan; Prop Disc Available
<b>Foundation Type:</b> Concrete Block; Poured Concrete	<b>Dining Room Type:</b> Breakfast Nook/Bar; Formal; Area	
<b>Floor Style:</b> Multi-Level	<b>Access Type:</b> Gravel; Paved; Maintained; Government	
<b>Garage Type:</b> Attached; Tuck Under	<b>View Type:</b> Glacier; Mountains; Unobstructed	
<b>Carport Type:</b> None	<b>Topography:</b> Gently Rolling	
	<b>Wtrfrnt-Frontage:</b> None	

**Features-Interior:** Air Exchanger; Dishwasher; Disposal; Intercom; Microwave (B/I); Range/Oven; Refrigerator; Telephone; Washr&/Or Dryer Hkup; Water Softener; Window Coverings; Wired Data; BR/BA on Main Level; CO Detector(s); Washer &/Or Dryer; Wired Audio; Arctic Entry; Carpet; Ceiling Fan(s); Hardwood Flooring; Smoke Detector(s)  
**Features-Additional:** View; Deck/Patio; Fire Service Area; Garage Door Opener; Landscaping; Road Service Area; Motion Lighting; In City Limits; DSL/Cable Available; Paved Driveway

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms
Dining Room	1	1		Master Bedroom	3	1
Dining Room	2	1		Bedroom	2	3
Kitchen	1	1	w/Laundry	Bath-Three Qtr	2	2
Kitchen	2	1		Bath-Three Qtr	1	1
Living Room	1	1				
Living Room	2	1				
Utility Room	2	1	Laundry Room			
Master Bath	3	1	Three Qtr w/Steam Shower			
Extra Room	1	1	Large Arctic Entry			

**LO:** RE/MAX of Alyeska



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