
3 Bdrm 1 Bth Ranch Home in East Anchorage

File #M318

Land Size:	.10 Acre
Price:	\$285,000
Area:	East Anchorage
Legal Description:	Lot 7 Block 2 Easttown; Anchorage Recording District; Plat #84-283
Directions:	Located on Ryan Court off Patterson Street; see maps.
Access:	Paved maintained road
Waterfront:	None
Utilities:	Natural gas, forced air heat. Public water & sewer.
Covenants:	None; zoned R2A by the city of Anchorage.
Buildings:	1,008 sf ranch home built 1985; 3 bdrm, 1 bath. Renovated in 2022 with new carpet; paint; kitchen and bath floor tile and new stainless steel appliances.
Topography:	Sloping
Trees:	Fenced yard; deck; paved driveway.
Surveyed:	Yes; corners were originally marked with 5/8" x 30" rebar.
Taxes:	Approx \$1,941.65 yr.
Terms:	Cash or New Financing
Remarks:	Dishwasher, Range/Oven, Microwave, Refrigerator & Washer/Dryer included in sales price. Seller to escrow funds to replace driveway in spring of 2023.

DISCLAIMER: Statewide Real Estate LLC does not guarantee the completeness, or the accuracy of the material furnished in this brochure. Potential buyers are strongly advised to seek professional help in determining the availability, quality and cost of water, sewageable soils, and utilities. A survey may be necessary to locate property corners; GPS coordinates are approximate. Potential buyers should independently verify the zoning requirements and permits required with the appropriate agencies to determine if the property is suitable for their intended use.