


Address: 16714 Riddell Circle						
	Listing #	11-249	Price-List	\$ 257,900		
	Status	Active	Near	Eagle River		
	Zip Code	99577	Type	Residential		
	Bedrooms	3	Baths	2.00		
	SF-Res	1,544	Carport #	0		
	Garage #	2	Latitude	61.338014		
	Longitude	-149.570437	Unit #			
	Year Built	1983				
	MLS Area: 90 - Eagle River					
	Borough/Census Area: 1A - Anchorage Municipality					
Region: 1 - Southcentral Alaska Region						
Builder Name & Co:						
Zoning: R2A - Tw o Family Residential						
School-Elementary	Fire Lake	School-Middle	Mirror Lake	School-High	Chugiak	
SF-Res	1,544	SF-Gar	520	SF-Lot	8,247	
Acres	0.19	LPSqFt\$	167.03	Grid # (Muni Anch)	NW0351	
Tax Map #-Mat-Su	NA	Construction Status	Existing Structure	Tax ID	0500423900001	
Taxes	\$ 3,946	Tax Year	2010	Year Built	1983	
Year Remodeled		Year Updated	2009	Energy Rating	2.5	
Remote Description						
Directions: Exit N Eagle River, Right on Old Glenn (At SBS) right on Riddell (across from Microtell)						
Legal: Brandee #2 L4 B3						
Public Remarks: Great location close to shopping, easy commute, public transportation, with a large fenced yard. Friendly neighborhood, good family floorplan and has been nicely updated including new furnace. Sellers currently using family room for a large master bedroom, with kids upstairs. Important to call so dog can be kenneled in garage for your showing! Motivated sellers!						
Residential Type: Single Family Res		Heat Type: Forced Air		Wtrfrnt-Access Near: None		
Construction Type: Wood Frame - 2x4		Fuel Type: Electric; Natural Gas		New Finance (Terms): AHFC; Cash;		
Exterior Finish: Wood		Sewer Type: Public		Conventional; FHA; VA		
Roof Type: Asphalt/Comp Shingle		Water-Type: Public		Mortgage Info: EM Minimum Deposit: 2,500		
Foundation Type: All Weather Wood		Access Type: Dedicated Road; Paved;		Docs Avl for Review: Docs Posted on MLS;		
Floor Style: Split Entry		Maintained		Prop Discl Available		
Garage Type: Attached; Heated; Tuck Under		View Type: Mountains; Partial				
Carport Type: None		Topography: Level				
		Wtrfrnt-Frontage: None				
Features-Interior: Dishwasher; Disposal; Family Room; Fireplace; Range/Oven; Security System; Telephone; Window Coverings; CO Detector(s); Washer &/Or Dryer; Carpet; Ceiling Fan(s); Vaulted Ceiling; Smoke Detector(s)						
Features-Additional: Deck/Patio; Private Yard; Fenced Yard; Fire Service Area; Garage Door Opener; Road Service Area; RV Parking; In City Limits; DSL/Cable Available; Paved Driveway						
LO: Dynamic Properties						

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2011 [MLS](#) and [FBS](#).

Prepared by Susan Bickman on Sunday, March 27, 2011 9:41 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Exterior



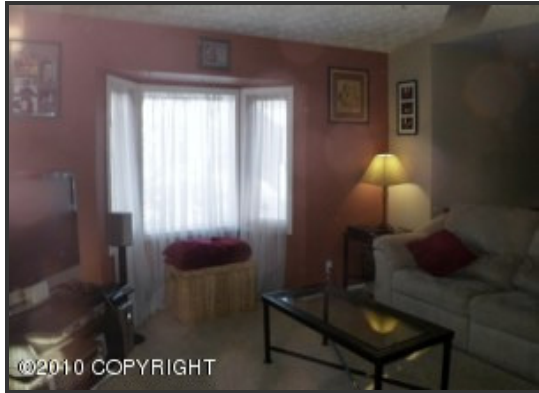
Large lot, on a cul da sac street, w ithin w alking distance to shopping, churches and restuarants.

Lv Rm View A



Designer w all colors, bay w indow for lots of light, and the ow ners installed a gas insert in the fireplace.

Lv Room View B



This w indow is NE facing but gets lot of light in this room.

Kitchen View A



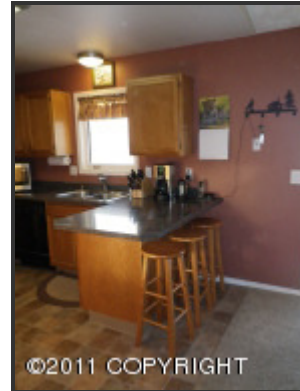
Ow ners updated w ith granite counter tops and stainless appliances.

Kitchen View B



Pantry area along the left w all does not show in photo.

Kitchen View C

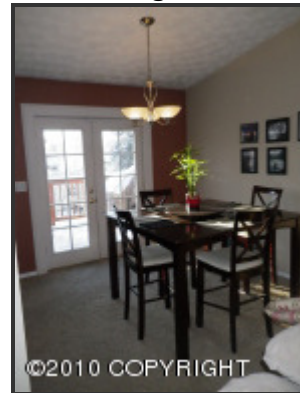


Eat in breakfast bar makes talking to the cook convenient!!

Fireplace



Dining Area



Young family had put a 'bumper' along the edge of the stone hearth, but it is easily removed if not needed.

Light & bright dining area, lots of light thru the double doors to the back deck (& south facing light) and open to the kitchen /living room areas. Accommodates a variety of dining table sizes and shapes!

Back Yard View thru Dining door to deck



Dining room opens directly on to the back deck for ease of BBQ gatherings!

Bedroom 1 - Upstairs



Currently used by the resident teenager, this was intended to be the master bedroom when originally built.

Bdrm 1 - Dual Closets



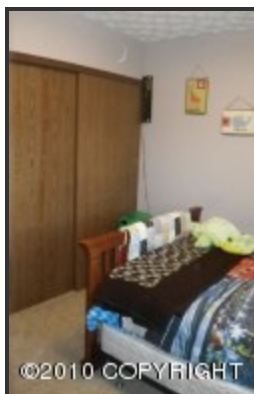
Double closet areas for this large bedroom.

Bdrm 2 - Upstairs



Upstairs with south facing window, which is the reason for the black out drapes in this room.

Bdrm 2 - Closet



Upper Level Bath



The owners have painted the constellations on the ceiling which is only visible when turning on the black light in the corner. Feel free to try in out when you are viewing the home. Easy to paint over if not desired in the future.

Large bath shared by the upstairs bedrooms.

Upper Bath View 2



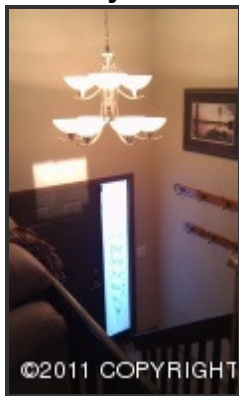
Upper bath has a lot of space. Sellers in processing of replacing with a tub surround for ease of cleaning and maintenance. Will be installed prior to closing.

Upper Bath View 3



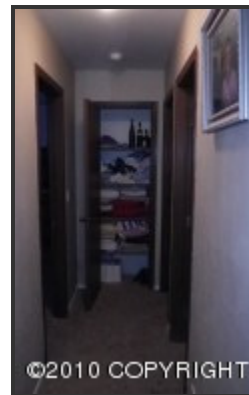
Lots of cabinet space - in the medicine cabinet and storage below.

Entry Area



Front entry area up to the main living level, down to the garage, and family room level.

Linen Closet Hall



Located at the end of the upstairs hall between the two bedrooms.

Family Room View A



Currently being used as a master bedroom - room features a gas stove.

Family Room View B



This is the family room, but with a growing family, they choose to give the kids the upstairs bedrooms and use the family room and downstairs bedroom as a master suite area.

Bdrm Lower Level

Bdrm Lower Level Closet area

Being used as the dressing area and office of the Master suite area downstairs.



Lower Level Bath



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Washer and Dryer are located in this bath also, the dryer is to the right behind the door.

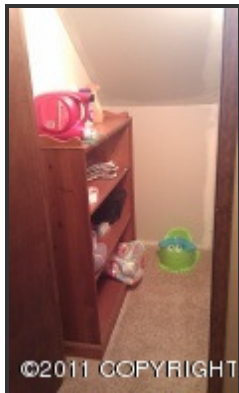
Dryer



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Located in low er level bathroom

Hall closet



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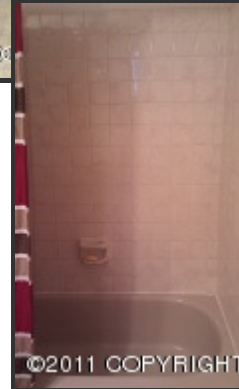
Low er level hall closet under entry stairs.

Door into Garage

Wall to wall closet in the low er bedroom - very large master suite furniture so the low er family room and this room were turned in a master suite area for this family.



Lower Bath A



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Tile tub surround in low er level bathroom.

Washer



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Located in low er level bathroom

Security Panel

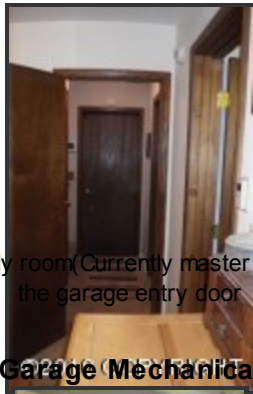


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ADT security system installed in the home w ith fire detection monitors for w hen the house is vacant.

Garage

Looking from the family room (Currently master suite) down the hall to the garage entry door



Garage Mechanical



New furnaces - house and garage in 2010.

Dog will be in the kennel in the garage when you arrange to view the house.



Mountain Views



From the back deck there are mountain views to the east and south - better in the winter - partial in the summer when all the trees are leafed out.

Back Deck Close up



Back Deck From down in Yard



Room for BBQ and Table on the south facing back deck.

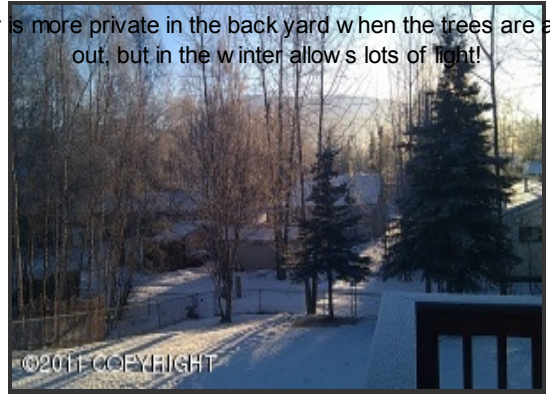
Back Yard

Nice southern sun on the back deck all times of year.

Back Yard View B

Fully enclosed back yard - keeps the two legged and four legged kids in the yard!! Summer is more private in the back yard when the trees are all leafed out, but in the winter allows lots of light!

Exterior



Sellers have had RV parked to the left of the garage in the past.

