


Address: 23247 Blue Skies Circle						
 <p>©2011 COPYRIGHT</p>	Listing #	11-96	Price-List	\$ 449,900		
	Status	Active	Near	Chugiak		
	Zip Code	99567	Type	Residential		
	Bedrooms	4	Baths	3.00		
	SF-Res	2,570	Carport #	0		
	Garage #	3	Latitude	61.412450		
	Longitude	-149.449905	Unit #			
	Year Built	2006				
	MLS Area: 100 - Chugiak/Peters Crk					
	Borough/Census Area: 1A - Anchorage Municipality					
Region: 1 - Southcentral Alaska Region						
Builder Name & Co: Michael Quinn						
Zoning: R7 - Intermediate Rural Residential						
School-Elementary	Chugiak	School-Middle	Mirror Lake	School-High	Chugiak	
SF-Res	2,570	SF-Gar	776	SF-Lot	40,035	
Acres	0.92	LPSqFt\$	175.06	Grid # (Muni Anch)	NW1460	
Tax Map #-Mat-Su	NA	Construction Status	Existing Structure	Tax ID	0510647900001	
Taxes	\$ 6,290	Tax Year	2010	Year Built	2006	
Year Remodeled		Year Updated		Energy Rating	4	
Remote Description						
Directions: Exit Glenn Hwy at S. Peter's Creek, west under overpass, straight on Voyles Blvd (4 way stop), 1st left is Blue Skies Circle, 3rd house on the right.						
Legal: Scenic Meadow L3 B1						
Public Remarks: Great Michael Quinn home, with custom features throughout the open floor plan. Custom tile floors, upgrades include undercounter lighting, Corian Countertops, garden window and stainless appliances in the kitchen. Laminate floors in the family room and 2 of the 4 bedrooms. Private setting, but easy access to the Glenn Hwy. Nice mountain views.						
Residential Type: Single Family Res		Heat Type: Forced Air		Wtrfrnt-Access Near: None		
Construction Type: Wood Frame - 2x6		Fuel Type: Electric; Natural Gas		New Finance (Terms): AHFC; Cash; Conventional; FHA; VA		
Exterior Finish: Wood		Sewer Type: Public		Mortgage Info: EM Minimum Deposit: 4,500		
Roof Type: Asphalt/Comp Shingle		Water-Type: Public		Docs Avl for Review: As-Built; CC&R's; Docs Posted on MLS; Prop Discl Available		
Foundation Type: Unknown - BTV		Dining Room Type: Area				
Floor Style: Two-Story Reverse		Access Type: Dedicated Road; Paved; Maintained				
Garage Type: Attached; Heated		View Type: Mountains; Unobstructed				
Carport Type: None		Topography: Gently Rolling				
		Wtrfrnt-Frontage: None				
Features-Interior: SBOS Req'd-See Rmks; Dishwasher; Disposal; Electric; Family Room; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Telephone; Trash Compactor; Washer/Or Dryer Hookup; Window Coverings; BR/BA on Main Level; CO Detector(s); Jetted Tub; Carpet; Laminate Flooring; Smoke Detector(s)						
Features-Additional: View; Covenant/Restriction; Deck/Patio; Fire Service Area; Garage Door Opener; Road Service Area; RV Parking; In City Limits; DSL/Cable Available; Paved Driveway; Cable TV						
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 9:40 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, w rap around porch w ithin an easy commute to Anchorage.

Kitchen for the Gourmet Cook



Garden w window , undercounter lighting upgrades

Kitchen



View from the living room

Kitchen Island



Large island, great informal dining, great room flow

Living Room



Open concept floor plan - living, dining and kitchen areas.

Living Room



East facing w indow s offer nice mountain view s.

Back BBQ Deck



Master Bedroom



Deck directly off the dining area and over looks west/back of the lot.
Also accessible from the covered deck thru the family room door.

Master Bdrm closet



Walk in closet

Large master suite

Mstr Bdrm



South wall has privacy window, and offers additional light. Fitted with black out shades on both windows.

Master Bdrm East window



View of the mountains to the east from Master Bdrm.

Master Bath



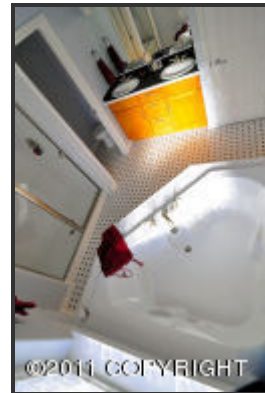
Features corner jacuzzi tub and walk in shower with granite seat.

Master Bath Vanity



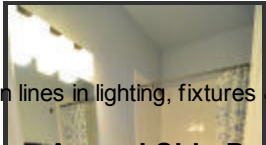
Upper Hall Bathroom

Master Bath Tub



Corner tub with good southern light - diffused for privacy.

Second Bedroom



Bath features clean lines in lighting, fixtures & custom tile work.

Wrap Around Side Porch



Front porch w wraps around to the family room sliding door.

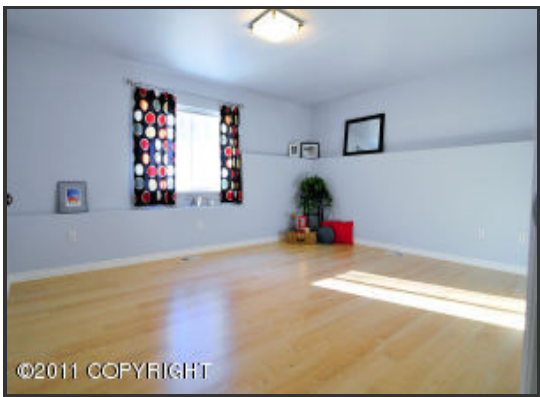
Family room - easy care floor



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Laminate flooring throughout

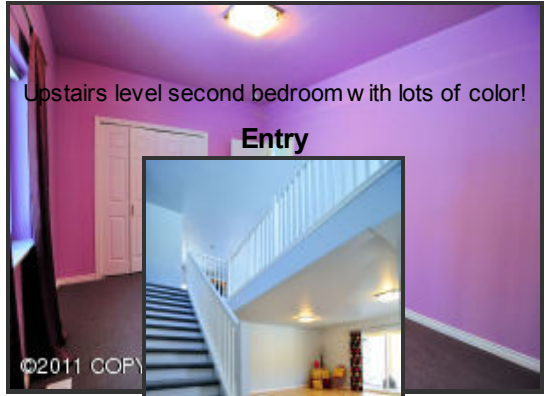
Fourth Bedroom



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Large room used as office - laminate & south facing window

Laundry Room



Upstairs level second bedroom with lots of color!

Entry



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Floor plan features entry from the front covered porch or from the garage into the family room.

3 rd Bdrm



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Window - looking out to lower deck.

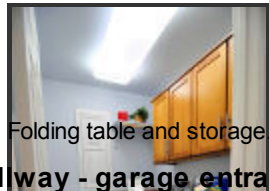
4th Bedroom closet



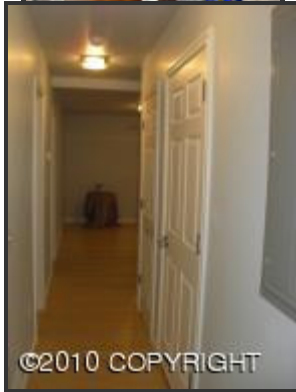
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Custom closet built for firearm storage has a separate lock.

Lower Hall Bath



Folding table and storage
Hal way - garage entrance



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Living here you'll enter the home here from the garage.

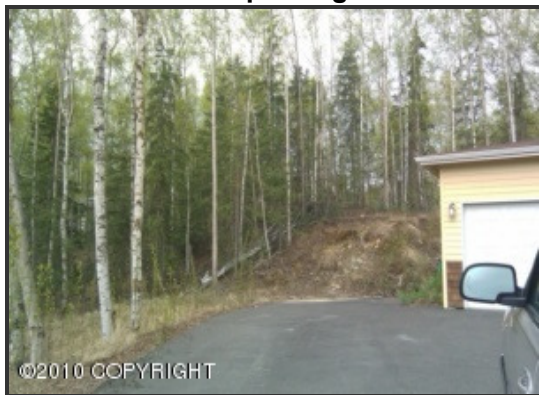
Garage - Double door



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Lg door and work bench stays.

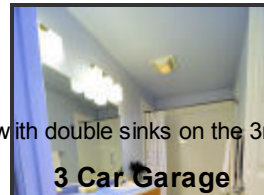
RV parking



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RV parking was made for a truck/camper to the left of the garage.

Exterior



Large bathroom with double sinks on the 3rd & 4th bdrm level.

3 Car Garage



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Painted -bright garage, deep with good light.

Garage - Single Door



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Third car stall has man door and single garage door.

Family room door to porch



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Door to covered porch on the north side of the home.

Front entry



View from the cur da sac - RV parking area to left of garage.

Exterior - Fall - no leaves



Before the snow fell, view of the garage, driveway and RV parking to the left of the garage.

Detail - Custom Tile



Custom metallic tile detail in bathroom floor.



Trex steps up from the driveway to covered front door.

Exterior stairs - Summer



Stairs to back deck and over view of back yard from family room.

Detail - Granite Bench Mst



Master Shower walk in shower has a custom granite bench.

