


Address: 27712 Raven Court					
	Listing #	12-1076	Price-List	\$ 359,900	
	Status	Active	Near	Chugiak	
	Zip Code	99567	Type	Residential	
	Bedrooms	4	Baths	2.50	
	SF-Res	2,361	Carpport #	0	
	Garage #	2	Latitude	61.440821	
	Longitude	-149.365193	Unit #		
	Year Built	1981			
MLS Area: 100 - Chugiak/Peters Crk					
Borough/Census Area: 1A - Anchorage Municipality					
Region: 1 - Southcentral Alaska Region					
Builder Name & Co:					
Zoning: R7 - Intermediate Rural Residential					
School-Elementary	Chugiak	School-Middle	Mirror Lake	School-High	Chugiak
SF-Res	2,361	SF-Gar	441	SF-Lot	20,250
Acres	0.46	Grid # (Muni Anch)	NW1865	Tax Map #-Mat-Su	N/A
Construction Status	Existing Structure	Tax ID	0515822700001	Taxes	\$ 4,571
Tax Year	2011	Year Built	1981	Year Remodeled	2004
Year Updated		Energy Rating	4*	Remote Description	
Foreclosure/Bank Own	No				
Directions: Exit Thunderbird Falls Exit (Denaina Elders Rd), Right on Thunderbird Dr, continue to Raven Court, left on Raven Ct, house on right, backs to Chugach St Park land.					
Legal: Thunderbird Hts #1 L2 B8					
Public Remarks: Close In Seclusion - This is the home if you are looking for a private setting, tucked between Anchorage and Mat-Su. This tri level home, with a remodeled kitchen, large family room, and backs to nothing but Alaska forest offers country living with close access to the Glenn Hwy, well maintained roads, school bus stop 2 houses away and lots of room to store toys. Close walk to Chugach State Park.					
Residential Type: Single Family Res		Heat Type: Baseboard		Wtrfrnt-Access Near: None	
Association Info: Association Name: Thunderbird Heights; Association Phone #: 688-7138; Dues-Amount: 80; Dues-Frequency: Yearly		Fuel Type: Electric; Natural Gas		New Finance (Terms): AHFC; Cash; Conventional; FHA; VA	
Construction Type: Wood Frame		Sewer Type: Septic		Mortgage Info: EM Minimum Deposit: 3,500	
Exterior Finish: Wood		Water-Type: Public		Docs Avl for Review: Docs Posted on MLS; Prop Discl Available	
Roof Type: Asphalt/Comp Shingle		Dining Room Type: Breakfast Nook/Bar; Area			
Foundation Type: Concrete Block		Access Type: Dedicated Road; Paved			
Floor Style: Tri-Level		Topography: Sloping			
Garage Type: Attached; Heated; Tuck Under		Wtrfrnt-Frontage: None			
Carpport Type: None					
Features-Interior: Dishwasher; Disposal; Electric; Family Room; Fireplace; Microwave (B/I); Range/Oven; Telephone; Washr&/Or Dryer Hkup; Window Coverings; CO Detector(s); Jetted Tub; Carpet; Laminate Flooring; Vaulted Ceiling; Smoke Detector(s)					
Features-Additional: Covenant/Restriction; Deck/Patio; Fenced Yard; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; RV Parking; In City Limits; DSL/Cable Available; Cable TV; Shed					
LO: Dynamic Properties					

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2012 MLS and FBS.

Prepared by Susan Bickman, on Thursday, February 02, 2012 2:07 PM

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Living Room



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Open floor plan with tri level, up to kitchen, another level up to bedrooms.

Living Room



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Fireplace



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Dining Room and Breakfast Bar



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Kitchen



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Access to back deck



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Access to deck off kitchen, and built in office area.

Family Room



Looking back up to kitchen level

Family Room



Lots of storage on west wall.

Laundry and office nook



Office nook off family room, and laundry area with door to garage.

Bath



Half Bath on Family Fm/ Living rm level

Bedroom 1



Bedroom 2



Bedroom 3



Hall Bath Vanity



Hall Bath



Tub and shower area

Master Bedroom

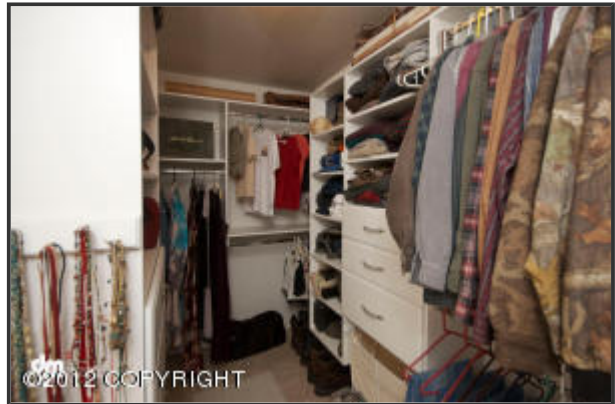


Master Bath



Updated bath

Master Closet



Custom closet cabinetry added

Back Deck



Easy access for BBQ - temporary gate to lower level patio is where dogs are currently for showings.

Swing set



Storage Sheds



Storage shed, and heavy duty canvas "garage" located in large back yard for lots of toy storage!

Back Exterior View



Front Exterior Winter



Front Exterior Winter



Early Fall Exterior



Exterior Summer



East side of home with garden window from exterior.

Lots of RV Parking Beside Garage



Garage



Built in storage on each side of garage. (Where cat will be for showings!)

Fire Hydrant



As "country" as this feels, it does have fire hydrants throughout the subdivision, this one on the NE corner of this property, you can see to east of driveway at street level.

