

Address: 13340 Westwind Drive																																															
 <p>©2018 COPYRIGHT</p>	Listing # 18-623 Status Active Zip Code 99516 Bedrooms 4 SF-Res 2,598 Garage # 2 Longitude -149.833660 Year Built 1981	Price-List \$ 399,500 Near Anchorage Type Residential Baths 2.50 Carpport # 0 Latitude 61.100222 Unit #																																													
	MLS Area: 30 - Abbott Rd - Dearmoun Rd Borough/Census Area: 1A - Anchorage Municipality Region: 1 - Southcentral Alaska Region Builder Name & Co: Zoning: R1A - Single Family Residential																																														
School-Elementary Rabbit Creek SF-Lot 8,415 SF-Gar 506 Energy Rating Tax Year 2017 Year Updated	School-Middle Goldenview Acres 0.19 Grid # (Muni Anch) SW2934 Tax ID 0183840100001 Year Built 1981 Construction Status Existing Structure	School-High South Anchorage SF-Res 2,598 Tax Map #-Mat-Su N/A Taxes (Estimated) \$ 5,902.25 Year Remodeled Foreclosure/Bank Own No																																													
Remote Description																																															
Directions: From Huffman Road: South on Lake Otis, which turns into Westwind Dr. Property is on the Right. Legal: Turnagain View #4 L18 B1 Public Remarks: A great place to call "Home!" This Turnagain View trad'l 2-story features an ideal layout for families who like to have space. Living & family room, formal dining, eat-in open kitchen & 1/2-bath are on main level. Loft area upstairs w/ 4 generously sized bedrooms, including a large master suite w/ walk-in closet. Home Warranty! Updates: roof, windows, deck, kitchen counters, interior paint, MORE																																															
Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Unknown - BTV Floor Style: Two-Story Tradtnl Garage Type: Attached; Heated Carpport Type: None	Heat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Public Sewer Water-Type: Public Dining Room Type: Breakfast Nook/Bar; Formal Access Type: Dedicated Road; Paved; Maintained Topography: Level Wtrfrnt-Frontage: None	Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 4,000 Docs Avl for Review: Docs Posted on MLS; Prop Discl Available																																													
Features-Interior: Central Vac; Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Fireplace; Intercom; Range/Oven; Refrigerator; Security System; Telephone; Washr&/Or Dryer Hkup; CO Detector(s); Jetted Tub; Carpet; Laminate Flooring; Double Ovens; Smoke Detector(s) Features-Additional: Covenant/Restriction; Deck/Patio; Private Yard; Fenced Yard; Fire Service Area; Garage Door Opener; Landscaping; Road Service Area; Satellite Dish; Motion Lighting; Home Warranty; In City Limits; DSL/Cable Available; Paved Driveway; Shed																																															
<table border="1"> <thead> <tr> <th>Room Name</th> <th>Room Level</th> <th>No. of Rooms</th> </tr> </thead> <tbody> <tr><td>Dining Room</td><td>1</td><td>1</td></tr> <tr><td>Family Room</td><td>1</td><td>1</td></tr> <tr><td>Kitchen</td><td>1</td><td>1</td></tr> <tr><td>Living Room</td><td>1</td><td>1</td></tr> <tr><td>Master Bath</td><td>2</td><td>1</td></tr> <tr><td>Extra Room</td><td>2</td><td>1</td></tr> </tbody> </table>	Room Name	Room Level	No. of Rooms	Dining Room	1	1	Family Room	1	1	Kitchen	1	1	Living Room	1	1	Master Bath	2	1	Extra Room	2	1	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Room Level</th> <th>No. of Rooms</th> </tr> </thead> <tbody> <tr><td>Master Bedroom</td><td>2</td><td>1</td></tr> <tr><td>Bedroom 2</td><td>2</td><td>1</td></tr> <tr><td>Bedroom 3</td><td>2</td><td>1</td></tr> <tr><td>Bedroom 4</td><td>2</td><td>1</td></tr> <tr><td>Bath-Full</td><td>2</td><td>1</td></tr> <tr><td>Bath-Half</td><td>1</td><td>1</td></tr> </tbody> </table>	Room Name	Room Level	No. of Rooms	Master Bedroom	2	1	Bedroom 2	2	1	Bedroom 3	2	1	Bedroom 4	2	1	Bath-Full	2	1	Bath-Half	1	1				
Room Name	Room Level	No. of Rooms																																													
Dining Room	1	1																																													
Family Room	1	1																																													
Kitchen	1	1																																													
Living Room	1	1																																													
Master Bath	2	1																																													
Extra Room	2	1																																													
Room Name	Room Level	No. of Rooms																																													
Master Bedroom	2	1																																													
Bedroom 2	2	1																																													
Bedroom 3	2	1																																													
Bedroom 4	2	1																																													
Bath-Full	2	1																																													
Bath-Half	1	1																																													
Agent Days On Market 2		Date-Closing		Date-Pending																																											
LO: Herrington and Company, LLC																																															
	Provided as a courtesy of Lora Nordstrom, GRI, CRS Herrington and Company, LLC 255 E Fireweed Lane #102 Anchorage, AK 99503 Mobile - (907) 360-8540 Cell - (907) 360-8540 Direct - (907) 360-8540 Office - (907) 263-9333 lora@loranordstrom.com http://www.loranordstrom.com																																														

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2018 MLS and FBS. Prepared by Lora Nordstrom, GRI, CRS on Monday, January 15, 2018 9:48 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.