**Address:** 127 Alta Drive  

**Listing #:** 10-14013  
**Price-List:** $309,000  
**Status:** Closed  
**Near:** Girdwood  
**Zip Code:** 99587  
**Type:** Residential  
**Bedrooms:** 2  
**Baths:** 1.50  
**SF-Res:** 1,236  
**Carport #:** 0  
**Garage #:** 0  
**Longitude:** -149.129860  
**Latitude:** 60.957910  
**Year Built:** 1975  

**Borough/Census Area:** 1A - Anchorage Municipality  
**Type:** Residential  
**MLS Area:** 101 - Girdwood/Turnagain Arm  
**Zone:** gR-2 Sgl Family/Two Family Residential  
**Builder Name & Co:**  

**School-Elementary:** Girdwood  
**School-Middle:** Girdwood  
**School-High:** South Anchorage  
**SF-Lot:** 13,760  
**SF-Gar:** Grid # (Muni Anch) SE4915  
**Energy Rating:** Remote Description  
**Tax ID:** 0751731200001  
**Tax Year:** 2010  
**Year Built:** 1975  
**Year Remodeled:**  

**Legal:** Alyeska Basin #3 L1 B10  
**Public Remarks:** Sunny view lot. Fabulous views out the many windows of this home. Large arctic entry, storage area, wood stove, nice size bds. Great opportunity to get in at a good price, just needs updating. On demand hot water heater only 2 years old.  

**Residential Type:** Recreational/Cabin; Single Family Res  
**Exterior Finish:** Wood  
**Roof Type:** Metal  
**Foundation Type:** Pilings  
**Floor Style:** Cabin  
**Garage Type:** None  
**Carport Type:** None  

**Heat Type:** Forced Air  
**Fuel Type:** Electric; Natural Gas  
**Sewer Type:** Public  
**Water-Type:** Public  
**Dining Room Type:** Area  
**View Type:** Glacier; Mountains  
**Topography:** Level  
**Wtrfrnt-Access Near:** None  
**New Finance (Terms):** Cash; Conventional  
**Docs Avl for Review:** Prop Discl Available  

**Features-Interior:** Electric; Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; Window Coverings; Wood Stove; CO Detector(s); Carpet; Smoke Detector(s)  
**Features-Additional:** View; Covenant/Restriction; Deck/Patio; Fire Service Area; Road Service Area; Lot-Corner; DSL/Cable Available; Cable TV  

**LO:** Dynamic Properties - Girdwood  

---

Offered as a courtesy of  
Bryan Epley, CRS, E-PRO, CLHMS, CDPE  
RE/MAX of Alyeska  
224 Hightower Rd  
Girdwood, AK 99587  

Office -  
Mobile -  
Direct -  
bryan@bryanepley.com  
http://www.girdwoodhomes.com  

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 Bryan Epley, CRS,E-PRO,CLHMS,CDPE on Wednesday, October 05, 2011 6:51 AM  
The information on this sheet has been made available by the MLS and may not be the listing of the provider.
Address: 120 My Road

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<tr>
<th>Listing #</th>
<th>11-1259</th>
<th>Price-List</th>
<th>$349,000</th>
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<tbody>
<tr>
<td>Status</td>
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<td>Near</td>
<td>Girdwood</td>
</tr>
<tr>
<td>Zip Code</td>
<td>99587</td>
<td>Type</td>
<td>Residential</td>
</tr>
<tr>
<td>Bedrooms</td>
<td>3</td>
<td>Baths</td>
<td>2.00</td>
</tr>
<tr>
<td>SF-Res</td>
<td>1,591</td>
<td>Carport #</td>
<td>0</td>
</tr>
<tr>
<td>Garage #</td>
<td>1</td>
<td>Latitude</td>
<td>60.958015</td>
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<tr>
<td>Longitude</td>
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<td>Unit #</td>
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</tr>
<tr>
<td>Year Built</td>
<td>1973</td>
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<td></td>
</tr>
</tbody>
</table>

**MLS Area:** 101 - Girdwood/ Turnagain Arm  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Builder Name & Co:**  
**Zoning:** gR-1 Alyeska Hwy Mixed Residential

<table>
<thead>
<tr>
<th>School-Elementary</th>
<th>Girdwood</th>
<th>School-Middle</th>
<th>Girdwood</th>
<th>School-High</th>
<th>South Anchorage</th>
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</thead>
<tbody>
<tr>
<td>SF-Lot</td>
<td>11,760</td>
<td>Acres</td>
<td>0.27</td>
<td>SF-Res</td>
<td>1,591</td>
</tr>
<tr>
<td>SF-Gar</td>
<td>Grid # (Muni Anch)</td>
<td>SE4813</td>
<td>Tax Map # - Mat-Su</td>
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<tr>
<td>Energy Rating</td>
<td>Remote Description</td>
<td>LPSqFt$</td>
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<td></td>
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<tr>
<td>Tax ID</td>
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<td>Year Remodeled</td>
<td>2009</td>
<td>Year Updated</td>
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<tr>
<td>Construction Status</td>
<td>Existing Structure</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Directions:** Alyeska Hwy to My Rd. Property on northwest corner of intersection.

**Legal:** T10 NR 02 ES 18-19 L26


**Residential Type:** Recreational/Cabin; Single Family Res  
**Construction Type:** Wood Frame  
**Exterior Finish:** Wood  
**Roof Type:** Metal  
**Foundation Type:** Concrete Block; Poured Concrete  
**Floor Style:** Chalet/A-Frame  
**Garage Type:** Attached; Tuck Under  
**Carport Type:** None  
**Heat Type:** In-Floor Heat; Radiant  
**Fuel Type:** Natural Gas  
**Sewer Type:** Public  
**Water-Type:** Private Well  
**Dining Room Type:** Breakfast Nook/Bar; Area  
**Access Type:** Grevel; Paved; Private; Maintained; Government  
**View Type:** Glacier; Mountains; Partial  
**Topography:** Level  
**Wtrfrnt-Access Near:** None  
**New Finance (Terms):** Cash; Conventional  
**Mortgage Info:** EM Minimum Deposit: 4,000  
**Docs Avi for Review:** As-Built; Docs Posted on MLS; Floor Plan; Prop Discal Available; Survey  

**Features-Interior:** SBOS Req'd See Rmk's; Dishwasher; Disposal; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Sauna; Telephone; Washr&Or Dryer Hkup; Window Coverings; BR/BA on Main Level; CO Detector(s); Jetted Tub; Ceiling Fan(s); Vaulted Ceiling; Hardwood Flooring; Smoke Detector(s)  
**Features-Additional:** View; Deck/Patio; Fire Service Area; Mother-in-Law Apt; Lot-Corner; In City Limits; DSL/Cable Available; Trailside; Cable TV

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Room Level</th>
<th>No. of Rooms</th>
<th>Room Remarks</th>
<th>Room Name</th>
<th>Room Level</th>
<th>No. of Rooms</th>
<th>Room Remarks</th>
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</thead>
<tbody>
<tr>
<td>Dining Room</td>
<td>2</td>
<td>1</td>
<td></td>
<td>Bedroom</td>
<td>2</td>
<td>1</td>
<td>No Closet</td>
</tr>
<tr>
<td>Kitchen</td>
<td>2</td>
<td>1</td>
<td></td>
<td>Bedroom</td>
<td>3</td>
<td>1</td>
<td>No Closet</td>
</tr>
<tr>
<td>Kitchen</td>
<td>1</td>
<td>1</td>
<td>Apartment</td>
<td>Bedroom</td>
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<td>1</td>
<td>Apartment</td>
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<tr>
<td>Living Room</td>
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<td>Bath-Full</td>
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<td>Apartment</td>
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<tr>
<td>Extra Room</td>
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<td>1</td>
<td>Loft</td>
<td>Bath-Three Qtr</td>
<td>2</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Extra Room</td>
<td>1</td>
<td>1</td>
<td>Apartment &quot;Great Room&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LO:** RE/MAX of Alyeska

Provided as a courtesy of  
Bryan Epley, CRS, E-PRO, CLHMS, CDPE  
RE/MAX of Alyeska  
224 Hightower Rd  
Girdwood, AK 99587
Address: 377 Cortina Road

| Listing #  | 11-5678 | Price-List | $ 329,500 |
| Status     | Closed  | Near       | Girdwood  |
| Zip Code   | 99587   | Type       | Residential|
| Bedrooms   | 2       | Baths      | 1.00      |
| SF-Res     | 977     | Carport #  | 0         |
| Garage #   | 0       | Latitude   | 60.961975 |
| Longitude  | -149.122190 | Unit # | 0 |
| Year Built | 1982    | MLS Area: | 101 - Girdwood/Turnagain Arm |
| Borough/Census Area: | 1A - Anchorage Municipality |
| Region:    | 1 - Southcentral Alaska Region |
| Builder Name & Co: | gR-2 Sgl Family/Two Family Residential |
| Zoning:    | gR-2 Sgl Family/Two Family Residential |

School-Elementary: Girdwood
School-Middle: Girdwood
School-High: South Anchorage

| SF-Lot | 9,000 | Acres | 0.21 |
| SF-Gar | 0     | Grid # (Muni Anch) | SE4815 |
| Energy Rating | 0 | SE4815 |
| Tax ID | 07505123000001 | Tax | $ 3,115.22 |
| Year Built | 1982 |
| Year Remodeled | 1982 |
| Construction Status | Existing Structure |

Directions: Alyeska Highway to Donner Loop, left on Donner to top of hill, right on Cortina, look for property on your right.

Legal: Alyeska Basin L3 B2

Public Remarks: Well constructed ski home built by EECC Quality Construction. Enjoy vaulted ceilings, sky lights, natural gas woodstove, Rinnai furnace, jetted tub, & views of Mt. Alyeska and Max's. Outside find generous parking, a separate well constructed hot tub gazebo & walkway with hot tub installed in 2007 (never used). Storage building on site & sun deck. 2nd bdrm is a loft. Sold turn key furnished.

Residential Type: Single Family Res
Construction Type: Wood Frame
Exterior Finish: Wood
Foundation Type: Post on Pad
Roof Type: Wood Shake
Floor Style: Chalet/A-Frame
Garage Type: None
Carport Type: None

Heat Type: Radiant; Other - See Remarks
Fuel Type: Electric; Natural Gas
Sewer Type: Public
Dining Room Type: Area
Access Type: Dedicated Road; Gravel; Maintained; Government
View Type: Mountains
Topography: Level
Wtrfrnt-Access Near: None
New Finance (Terms): Cash; Conventional
Mortgage Info: EM Minimum Deposit: 3,000
Docs Avl for Review: Docs Posted on MLS; Prop Discl Available

Features-Interior: Dishwasher; Disposal; Electric; Microwave (B/I); Range/Oven; Refrigerator; Security System; Telephone; Washr&Or Dryer Hkup; Window Coverings; BR/BA on Main Level; CO Detector(s); Jetted Tub; Carpet; Ceiling Fan(s); Vaulted Ceiling; Smoke Detector(s)

Features-Additional: View; Covenant/Restriction; Deck/Patio; DSL/Cable Available; Cable TV; Shed

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Room Level</th>
<th>No. of Rooms</th>
<th>Room Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Living Room</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Extra Room</td>
<td>1</td>
<td>1</td>
<td>entry area</td>
</tr>
<tr>
<td>Master Bedroom</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>2</td>
<td>1</td>
<td>Open Loft</td>
</tr>
</tbody>
</table>

LO: Glacier City Realty
LO2: Glacier City Realty

Provided as a courtesy of
Bryan Epley, CRS, E-PRO, CLHMS, CDPE
RE/MAX of Alyeska
224 Hightower Rd
Girdwood, AK 99587

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Mobile -
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bryan@bryanepley.com
http://www.girdwoodhomes.com

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Prepared by Bryan Epley, CRS,E-PRO,CLHMS,CDPE on Wednesday, October 05, 2011 6:51 AM
The information on this sheet has been made available by the MLS and may not be the listing of the provider.
Address: Mi 1.8 Rainbow Valley Road

Listing # 11-7312
Status Closed
Zip Code 99540
Bedrooms 3
SF-Res 2,072
Garage # 0

Price-List $ 285,000
Type Residential
Baths 2.00
Latitude 0
Unit #

Near Indian
MLS Area: 101 - Girdwood/Turnagain Arm
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co: Zoning: R11 - Turnagain Arm

Directions: Rainbow Valley Road & Seward Hwy. Someone will meet you at the parking area and lead you to the property.

Legal: Seward Meridian 27T12NR2W

Public Remarks: Extremely private remote gated community located on nearly 10 acres with tremendous Turnagain Inlet views. Unique architectural construction for both main home & guest house. Top of the line generator for electric and propane for heat. Winter 4 WD required. It is apx 114 steep steps to the main house from parking area. Appointment only. Must pre-qualify before showing.

School-Elementary Girdwood
School-Middle Girdwood
School-High South Anchorage

SF-Lot 435,600
SF-Gar 0
SF-Res 10.00
Energy Rating Remote Description SE4118
Tax ID 0000000000000
Year Built 1973

MLS Area: 101 - Girdwood/Turnagain Arm
MLS Area: 101 - Girdwood/Turnagain Arm
MLS Area: 101 - Girdwood/Turnagain Arm
MLS Area: 101 - Girdwood/Turnagain Arm
MLS Area: 101 - Girdwood/Turnagain Arm
MLS Area: 101 - Girdwood/Turnagain Arm
MLS Area: 101 - Girdwood/Turnagain Arm

Construction Status Existing Structure
Heat Type: Forced Air
Fuel Type: Propane
Sewer Type: Unknown-BTV
Water-Type: Private Well
Dining Room Type: Area
Access Type: Dirt; Gravel; Maintained
View Type: Inlet;
Topography: Sloping
Wtrfrnt-Frontage: None

Wtrfrnt-Access Near: None
New Finance (Terms): Other - See Remarks
Mortgage Info: EM Minimum Deposit: 3,000
Docs Avl for Review: Appraisal; Floor Plan; Prop Discl Available

Residential Type: Single Family Res
Association Info: Association Name: Rainbow Valley HOA; Manager Contact: Paul Thurman; Dues-Amount: 700; Dues-Frequency: Yearly
Construction Type: Wood Frame; Wood Frame - 2x4
Exterior Finish: Wood
Roof Type: Metal
Foundation Type: Pilings
Floor Style: Cabin
Garage Type: None
Carport Type: None

Features-Interior: Family Room; Fireplace; Range/Oven; Refrigerator; Window Coverings; Wood Stove; Laminate Flooring; Smoke Detector(s)
Features-Additional: View; Covenant/Restriction; Deck/Patio; Road Service Area; Storage Space/Unit

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Room Level</th>
<th>Room Remarks</th>
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</thead>
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<tr>
<td>Dining Room</td>
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<tr>
<td>Dining Room</td>
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<td>Guest House</td>
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<tr>
<td>Family Room</td>
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<td>Kitchen</td>
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<td>Guest House</td>
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<td>Living Room</td>
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<td>Bath-Total</td>
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<td>Guest House</td>
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<tr>
<td>Bath-Full</td>
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LO: RE/MAX Properties, Inc.
Provided as a courtesy of
Bryan Epley, CRS, E-PRO, CLHMS, CDPE
RE/MAX of Alyeska
224 Hightower Rd
Girdwood, AK 99587
<table>
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<th>Address: 366 Crystal Mountain Road #401</th>
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<td><strong>List Number</strong></td>
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<td><strong>Status</strong></td>
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<td><strong>Zip Code</strong></td>
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<tr>
<td><strong>Beds</strong></td>
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<tr>
<td><strong>SF-Res</strong></td>
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<tr>
<td><strong>Garage</strong></td>
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<td><strong>Longitude</strong></td>
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<tr>
<td><strong>Condo Type</strong></td>
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<td><strong>Dues-Amount</strong></td>
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**Area:** 101 - Girdwood/Turnagain Arm  
**Borough/Census Area:** 1A - Anchorage Municipality  
**Region:** 1 - Southcentral Alaska Region  
**Zoning:** gR-4 Multiple-Family Residential

### School
- **Elementary:** Girdwood  
- **Middle:** Girdwood  
- **High:** South Anchorage

### Tax Details
- **ID:** 0760159900201  
- **Taxes:** $2,827  
- **Year Built:** 1972  
- **Remodeled:** 2004  
- **Updated:** 2004

### Key Features
- **Location:** Ayleska North #401  
- **Remote Description:** Directions: Alyeska Hwy, L on Arlberg, 2nd R on Olympic Mtn Loop, last bldg on L next to ski slope and chair 3.

### Association Info
- **Name:** Alyeska North Condo
- **Manager Contact:** Scott Kirk  
- **Phone:** 783-2131

### Dues Include
- Exterior Maintenance  
- Grounds Maintenance  
- Insurance  
- Refuse  
- Sewer  
- Snow Removal  
- Water

### Construction
- **Type:** Wood Frame  
- **Finish:** Wood  
- **Foundation:** Unknown - BTB

### Roof & Dining Features
- **Type:** Built-Up/Tar&Gravel; Metal  
- **Dining Type:** Area

### Exterior
- **Roof Type:** Built-Up/Tar&Gravel; Metal  
- **Garage Type:** None  
- **Carport Type:** None  
- **Heat Type:** Monitor  
- **Sewer Type:** Public  
- **Fuel Type:** Electric; Natural Gas  
- **Water Type:** Public

### View & Access
- **View Type:** Mountains  
- **Access Type:** Dedicated Road; Gravel; Maintained

### Dues
- **Min Deposit:** 2,500  
- **New Finance (Terms):** Cash; Conventional  
- **Docs Avl for Review:** Prop Discl Available

### Features Interior
- Dishwasher; Microwave; Range/Oven; Refrigerator; Telephone; W &/or Dryer Hookup; Window Coverings; CO Detector(s); Washer&/or Dryer; BR/BA on Main Level; Carpet; Smoke Detector(s)

### Features Association
- Recreation Center; Sauna

### Features Additional
- Cable TV; Covenant/Restriction; Deck/Patio; Fire Service Area; Road Service Area; View; DSL/Cable Available

---

**Provided as a courtesy of**  
**Bryan Epley, CRS, E-PRO, CLHMS, CDPE**  
**Office - Mobile - Direct -**  
**bryan@bryanepley.com**  
**http://www.girdwoodhomes.com**

---

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Prepared by Bryan Epley, CRS. E-PRO, CLHMS, CDPE on Wednesday, October 05, 2011 6:51 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.
List Number | 11-4256 | Price-List | $ 139,000 | Status | Closed | Near | Girdwood | Zip Code | 99587 | Type | Condominium | Beds | 0 | Baths | 1.00 | SF-Res | 480 | Carport | Garage | 0 | Latitude | | Longitude | Unit Floor # | Condo Type | 1 - Apartment Style | Year Built | 1977 | Dues-Amount | $ 135 | Dues-Frequency | Monthly

Area: 101 - Girdwood/ Turnagain Arm  
Borough/Census Area: 1A - Anchorage Municipality  
Region: 1 - Southcentral Alaska Region  
Zoning: GRST-1 Original Mtn. Base Resort

School-Elementary | Girdwood  
SF-Res | 480  
Acres | 0.00  
Tax ID | 0760151601201  
Taxes | $ 1,620.52  
Year Built | 1977  
Project Name/Unit # | Alyeska South #311S

School-Middle | Girdwood  
SF-Gar | 0  
Tax Map #-Mat-Su | N/A  
Tax Year | 2010  
Year Remodeled |  

School-High | South Anchorage  
SF-Lot | 0  
Energy Rating |  
Grid # (Muni Anch) | SE4816  
Construction Status | Existing Structure

Directions: Alyeska Highway to Arlberg, left at T. Second right on Olympic Circle, first building on the left.

Public Remarks: Location and affordability! Ski to your door! Totally remodeled unit, at the base of Mt Alyeska, Alaska’s premier ski resort. Come home after a hard day of skiing and enjoy a cozy fire or a nice warm sauna. Catch some rays on the sunny south facing deck. Located across from Jack Sprat, The Bake Shop and the Stizmark. What a great getaway winter and Summer! Make it you own!

Association Info: Association Name: Alyeska South;  
Association Phone #: 783-2131; Manager Contact: Scott  
Dues Include: Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water  
Construction Type: Wood Frame  
Exterior Finish: Wood  
Foundation Type: Concrete Block; Unknown - BTV  
Roof Type: Asphalt/Comp Shingle  
Dining Room Type: Area  
Garage Type: None  
Carport Type: None  
Heat Type: Baseboard; None  
Fuel-Type: Electric  
Sewer-Type: Public  
Water-Type: Public  
View Type: Mountains  
Access Type: Gravel; Maintained  
Wtrfrnt-Access Near: None  
Wtrfrnt-Frontage: None  
Topography: Sloping  
Mortgage Info: EM Min Deposit: 1,500  
New Finance (Terms): Cash; Conventional  
Docs Avl for Review: Prop Discl Available

Features-Interior: Dishwasher; Electric; Fireplace; Microwave; Range/Oven; Refrigerator; Telephone; Window Coverings; CO Detector(s); Carpet; Laminate Flooring; Smoke Detector(s)  
Features-Association: Common Laundry; Sauna  
Features-Additional: Cable TV; Deck/Patio; Fire Service Area; View; DSL/Cable Available; Pets Considered

LO: Prudential Jack White RE

Provided as a courtesy of  
Bryan Epley, CRS, E-PRO, CLHMS, CDPE  
RE/MAX of Alyeska  
224 Hightower Rd  
Girdwood, AK 99587

Office -  
Mobile -  
Direct -  
bryan@bryanepley.com  
http://www.girdwoodhomes.com

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Prepared by Bryan Epley, CRS,E-PRO,CLHMS,CDPE on Wednesday, October 05, 2011 6:51 AM  
The information on this sheet has been made available by the MLS and may not be the listing of the provider.
Address: 244 Olympic Mountain Loop #400S

List Number: 11-5518
Status: Closed
Zip Code: 99587
Beds: 0
SF-Res: 435
Garage: 0
Longitude: -149.110413
Condo Type: 1 - Apartment Style
Dues-Amount: $ 405.28

Price-List: $ 145,000
Near: Girdwood
Type: Condominium
Baths: 1.00
Carport: 0
Latitude: 60.961398
Unit Floor #: Condo Type
1 - Apartment Style

Year Built: 1977
Dues-Frequency: Quarterly

Area: 101 - Girdwood/Turnagain Arm
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: gR-4 Multiple-Family Residential

School-Elementary: Girdwood
School-Middle: Girdwood
School-High: South Anchorage
SF-Res: 435
SF-Gar: N/A
Year Remodeled: 2008

Dues-Amount: $ 405.28
Dues-Frequency: Quarterly

Directions: From the Alyeska Hwy, turn Left on ARLBERG, take 2nd Right on Olympic Mtn Lp, Alyeska South (Olympic Bldg) is the dark stained brown building on the left. Top floor unit faces the ski slopes.

Public Remarks: Top-end studio ski condo with ski-mountain views. Easy walk to ski lifts. Recently remodeled, 435 square-foot unit has wood laminate floors, granite countertops, new cabinetry, and kitchen appliances. Currently rented on a nightly basis and sold turn-key w/fpo. Comes with wood fireplace, covered deck, laundry and sauna facilities.

Dues Include: Exterior Maintenance; Grounds Maintenance; Insurance; Refuse; Sewer; Snow Removal; Water
Construction Type: Wood Frame
Foundation Type: Concrete Block

Roof Type: Asphalt/Comp Shingle; Bitumen/Torch Down
Dining Room Type: Breakfast Nook/Bar
Garage Type: None
Carport Type: None
Heat Type: Baseboard
Fuel-Type: Electric
Sewer-Type: Public
Water-Type: Public

View Type: Mountains
Access Type: Gravel
Wtrfrnt-Access Near: None
Wtrfrnt-Frontage: None
Topography: Rolling
Mortgage Info: EM Min Deposit: 1,500
New Finance (Terms): Cash; Conventional
Docs Avl for Review: Prop Discl Available

Features-Interior: Dishwasher; Disposal; Electric; Fireplace; Microwave; Range/Oven; Refrigerator; Telephone; Window Coverings; CO Detector(s); Laminate Flooring; Smoke Detector(s)
Features-Association: Sauna
Features-Additional: Cable TV; Covenant/Restriction; Deck/Patio; Fire Service Area; View; End Unit; Top Floor Unit; DSL/Cable Available

LO: Girdwood Realty & Property Management, LLC

Provided as a courtesy of Bryan Epley, CRS, E-PRO, CLHMS, CDPE
RE/MAX of Alyeska
224 Hightower Rd
Girdwood, AK 99587

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Mobile -
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http://www.girdwoodhomes.com

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2011 MLS and FBS.
Address: 244 Olympic Mountain Loop #411S

List Number: 11-9477
Status: Closed
Zip Code: 99587
Beds: 2
SF-Res: 1005
Garage: 0
Longitude: -149.109600
Condo Type: 1 - Apartment Style
Dues-Amount: $274

Price-List: $269,000
Type: Condominium
Baths: 1.50
Carport: 0
Latitude: 60.961060
Unit Floor #: 60

Area: 101 - Girdwood/Turnagain Arm
Near: Girdwood
Borough/Census Area: 1A - Anchorage Municipality
Type: Condominium
Region: 1 - Southcentral Alaska Region

Dues-Frequency: Monthly

School-Elementary: Girdwood
SF-Res: 1,005
Acres: 0.00
Tax ID: 0760151602901
Year Built: 1977
Project Name/Unit #: Alyeska South #411S

School-Middle: Girdwood
SF-Gar: 0
Tax Year: N/A
Year Remodeled: N/A

School-High: South Anchorage
SF-Lot: 0
Tax Map #: Mat-Su
Year Updated: N/A

Zoning: R4 - Multiple Family Residential

Directions:
Public Remarks: For Stats Only.

Garage Type: None
Carport Type: None
Heat Type: Baseboard
Fuel-Type: Electric
Sewer-Type: Public
Water-Type: Public

Wtrfnt-Access Near: None
Wtrfnt-Frontage: None

LO: Non Member

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Prepared by Bryan Epley, CRS,E-PRO,CLHMS,CDPE on Wednesday, October 05, 2011 6:51 AM
The information on this sheet has been made available by the MLS and may not be the listing of the provider.
Address: 301 Crystal Mountain Road #A6

| List Number | 11-10803 | Price-List | $ 279,000 |
| Status | Closed | Near | Girdwood |
| Zip Code | 99587 | Type | Condominium |
| Beds | 2 | Baths | 1.50 |
| SF-Res | 977 | Carport | 0 |
| Garage | 0 | Latitude | 60.962108 |
| Longitude | -149.109239 | Unit Floor # | |
| Condo Type | 4 - Townhouse Style | Year Built | 1984 |
| Dues-Amount | $ 441.75 | Dues-Frequency | Quarterly |

**School**
- **School-Elementary**: Girdwood
- **School-Middle**: Girdwood
- **School-High**: South Anchorage

**SF-Res**: 977
**Acres**: 0.00
**Tax ID**: 0760163900601
**Taxes**: $ 2,410.41
**Year Built**: 1984
**Year Remodeled**: 2011
**Project Name/Unit #**: Ascent Ph 2 #A6

**Directions**: Alyeska Highway to T at Arlberg, left on Arlberg, right on Crystal Mountain Road past intersection, before Taos on left. Look for Split Rail fence with yellow directional arrow.

**Public Remarks**: Top floor corner unit within easy walking distance of Chair 3. Custom kitchen, Jeannair Downdraft range, and sauna. Enjoy the exterior covered private entry, wood fireplace, Rinnai gas furnace, sauna, and large owner closet for storage. Heat is natural gas with electric backup. Two dedicated parking spaces. Sold turnkey furnished. New roof 2010.

**Association Info**: Association Name: Ascent II; Manager Contact: Klondike Properties; Manager Phone #: 522-4341

**Dues Include**: Exterior Maintenance; Grounds Maintenance; Insurance; Sewer; Snow Removal; Water

**Construction Type**: Wood Frame
**Foundation Type**: Post on Pad
**Roof Type**: Asphalt/Comp Shingle
**Dining Room Type**: Area; Breakfast Nook/Bar
**Garage Type**: None
**Carport Type**: None; Other-See Remarks
**Heat Type**: Other-See Remarks; Radiant
**Fuel-Type**: Natural Gas
**Sewer-Type**: Public
**Water-Type**: Public
**View Type**: Mountains
**Access Type**: Dedicated Road; Government; Gravel; Maintained
**Wtrfrnt-Access Near**: None
**Wtrfrnt-Frontage**: None
**Topography**: Level
**Mortgage Info**: EM Min Deposit: 3,000
**New Finance (Terms)**: Cash; Conventional
**Docs Avl for Review**: Prop Discl Available

**Features-Interior**: Dishwasher; Disposal; Electric; Fireplace; Microwave; Refrigerator; Sauna; Telephone; Window Coverings; CO Detector(s); Washer&/or Dryer; Carpet; Ceiling Fan(s); Range-Downdraft; Smoke Detector(s)

**Features-Additional**: Covenant/Restriction; Deck/Patio; Fire Service Area; Road Service Area; View; End Unit; DSL/Cable Available

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Room Level</th>
<th>No. of Rooms</th>
<th>Room Remarks</th>
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<tbody>
<tr>
<td>Kitchen</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Living Room</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Utility Room</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Bath-Full</td>
<td>2</td>
<td>1</td>
<td>sauna instead of tub</td>
</tr>
<tr>
<td>Bath-Half</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

**Remote Description**

**LO**: Glacier City Realty

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Provided as a courtesy of

Bryan Epley, CRS, E-PRO, CLHMS, CDPE
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Address: L27 B3 Gold Avenue

<table>
<thead>
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<th>Listing #</th>
<th>11-4609</th>
<th>Status</th>
<th>Closed</th>
<th>Price-List</th>
<th>$ 59,000</th>
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<td>Type</td>
<td>Vacant Land</td>
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<tr>
<td>Acres</td>
<td>0.25</td>
<td>Assessed Value</td>
<td>$ 60,200</td>
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<td>Down Payment</td>
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<td>Grid # (Muni Anch)</td>
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<tr>
<td>Latitude</td>
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<td>Longitude</td>
<td>-149.170269</td>
<td></td>
<td></td>
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</table>

Area: 101 - Girdwood/Turnagain Arm
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: gC-3 Old Townsite Commercial/Residential

School-Elementary: Girdwood
School-Middle: Girdwood
School-High: South Anchorage

SF-Lot: 10,800
Grid # (Muni Anch): SE5112
Taxes: $ 708

Directions: Seward Hwy to Main St (one block south of Alyeska Hwy intersection). Turn left and proceed to Gold Ave. Property on northwest corner of Gold Ave and Main St.

Legal: Girdwood Original Townsite L27 B3

Public Remarks: An unusually large, flat, and wooded lot in the original Girdwood townsite. Great commute location. Ample southern exposure. About 100' from the pedestrian/bicycle path running from the Hotel Alyeska to Indian. Seller willing to finance with 25% down.

Vacant Land Type: Commercial; Recreational; Residential
New Finance (Terms): Cash; Conventional; Owner Finance

Property Info:
- Lot Dimension-Back: 120'; Lot Dimension-Front: 120'; Lot Dimension-Left: 90'; Lot Dimension-Right: 90'
- Topography: Level
- View Type: Glacier; Inlet; Mountains
- Wtrfrnt-Access Near: Creek
- Wtrfrnt-Frontage: None
- Waterfront Name: Glacier Creek
- Utilities: Natural Gas-In Area; Telephone - In Area; Sewer - On Site; Well - None; Pub Wtr-None; Electric - In Area
- Access: Maintained; Government; Gravel; Paved Road Maintenance
Mortgage Info: Min EM Deposit: 2,000
Documents: Docs Posted on MLS

Land Features: In City Limits; DSL/Cable Available; Fire Service Area; Flood Plain; Road Service Area; Southern Exposure; Stub Out - Sewer; View; Trees - Heavy

LO: RE/MAX of Alyeska

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Prepared by Bryan Epley, CRS, E-PRO, CLHMS, CDPE on Wednesday, October 05, 2011 6:51 AM
The information on this sheet has been made available by the MLS and may not be the listing of the provider.
Address: L6 B3 Crow Creek Road

Listing # 11-6321
Price-List $ 39,000
Status Closed
Near Girdwood
Zip Code 99587
Type Vacant Land
Acres 0.35
Assessed Value $ 17,600
Down Payment
Grid # (Muni Anch) SE4018
Latitude 61.021074
Longitude -149.094666

Area: 101 - Girdwood/Turnagain Arm
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: gR-2A Sgl-Fam/Two-Fam Residential (Crow Crk. Rd.)

School-Elementary Girdwood
SF-Lot 15,329
Grid # (Muni Anch) SE4018
Taxes $ 134

School-Middle Girdwood
Acres 0.35
Tax Map #-Mat-Su N/A
Tax Year 2011

School-High South Anchorage
Remote Description

Down Payment Grid # (Muni Anch) SE4018
Tax ID 0760312700001

Topography: Level; Rolling
View Type: Glacier; Mountains; Unobstructed
Wtrfrnt-Access Near: None
Wtrfrnt-Frontage: Creek
Waterfront Name: Waterfront Name: Crow Creek
Utilities: Electric - None; Septic - None; Well - None;
Natural Gas - None; Pub Wtr-None; Sewer-None;
Telephone - None

Vacant Land Type: Recreational; Remote; Residential
New Finance (Terms): Cash; Conventional
Property Info: Lot Dimension-Back: 253.60'; Lot
Dimension-Front: 240.29'; Lot Dimension-Left: 51.98';
Lot Dimension-Right: 64.07'

Access: Maintained; Government; Gravel; Private
Road Maintenance: Road Mntd All Year
Mortgage Info: Min EM Deposit: 2,000
Documents: Docs Posted on MLS; Prop Discl Available

Land Features: In City Limits; Homeowner Assoc; Mineral Rights; View; Trees - Cleared

LO: RE/MAX of Alyeska


Legal: Raven Mountain Est #1 L6 B3

Public Remarks: Easily accessible Vacant Land immediately adjacent to Crow Creek Rd at the top of Raven Mountain Estates. Development costs expected to be low. Mineral rights and water rights to Crow Creek may transfer to new owner. Could serve as micro-hydro elec generation site. Road maintained by gov't during summer months and local residents during winter months. Property in an avalanche hazard area.

Prepared by Bryan Epley, CRS, E-PRO, CLHMS, CDPE on Wednesday, October 05, 2011 6:51 AM
The information on this sheet has been made available by the MLS and may not be the listing of the provider.
Address: 354 St Johann Loop

Listing # 11-11240  
Price-List $130,000

Status Closed  
Near Girdwood

Zip Code 99587  
Type Vacant Land

Acres 0.39  
Assessed Value $183,300

Down Payment  
Grid # (Muni Anch) SE4915

Latitude 60.949860  
Longitude -149.123976

Area: 101 - Girdwood/Turnagain Arm  
Borough/Census Area: 1A - Anchorage Municipality

Type Vacant Land  
Region: 1 - Southcentral Alaska Region

Down Payment Grid # (Muni Anch) SE4915

Latitude 60.949860  
Longitude -149.123976

School-Elementary Girdwood  
School-Middle Girdwood  
School-High South Anchorage

SF-Lot 17,039  
Grid # (Muni Anch) SE4915

Taxes $2,069  
Tax Year 2011

Directions: Alyeska Hwy to Timberline Dr to Vail Dr. Follow Vail Dr to end. Property on uphill corner of Vail Dr and St Johann Lp.

Legal: Alyeska Basin #7 L21 B25

Public Remarks: AGGRESSIVELY PRICED TO QUICKLY SELL!!! Lots of this size in the immediate area have been selling for $160,000 to $185,000. The Seller is looking for a quick All Cash offer that can close prior to August 31. All utilities are on site or in the area. View potential. Backs to conservation easement. Quiet location. Cabin on site has little to no value. Hurry!

Vacant Land Type: Recreational; Residential  
New Finance (Terms): Cash

Property Info: Lot Dimension-Back: 89.40'; Lot Dimension-Front: 91.50'; Lot Dimension-Left: 191.74'; Lot Dimension-Right: 237.00'

Topography: Gently Rolling  
View Type: Ocean; Glacier; Mountains; Partial

Wtrfrnt-Access Near: None  
Wtrfrnt-Frontage: None

Utilities: Pub Wtr Provdr Name: A. W. W. U.; Elec - On Site; Nat Gas - On Site; Telephone - On Site; Electric-Underground

Access: Maintained; Government; Gravel  
Road Maintenance: Road Mntd All Year

Mortgage Info: Min EM Deposit: 2,500  
Documents: Docs Posted on MLS; Prop Discl Available

Land Features: In City Limits; DSL/Cable Available; Building Present; Fire Service Area; Road Service Area; Stub Out - Sewer; Trees - Heavy

LO: RE/MAX of Alyeska

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Bryan Epley, CRS, E-PRO, CLHMS, CDPE

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Girdwood, AK 99587

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The information on this sheet has been made available by the MLS and may not be the listing of the provider.
Address: 131 Bierne Street

Listing # 11-2934
Status Closed
Zip Code 99587
Type Multi-Family
Beds 3
Baths 2.75
SF-Building Apx 1,800
Bidgs-Ttl # 1
Carport 0
Garage 0
Units-Ttl # 2
Prkg Spcs 4
Latitude 60.956923
Longitude -149.154879
Year Built 1967

Exp-Annual

Price-List $ 299,000
Near Girdwood

Area: 101 - Girdwood/Turnagain Arm
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Zoning: gr-1 Alyeska Hwy. Mixed Residential

School-Elementary Girdwood
SF-Building Apx 1,800
Acres 0.21
Assessed Value
Grid # (Muni Anch) SE4913
Year Built 1967
Energy Rating Existing Structure

School-Middle Girdwood
SF-Lot 9,058
Taxes $ 3,344.54
Year Remodeled 1984

School-High South Anchorage
SF-Lot 9,058
Tax ID 0750911000001
Year Remodeled 1984

Tax Year 2010
Remote Description

Directions: Alyeska Highway to Bierne. Right turn on Bierne, first home on the left.

Legal: US Survey 3043 L68 A-2 T10NR02ES18

Public Remarks: Spacious two bedroom apartment downstairs with large living room, dutch door entrance, deck, with one full bath & one 3/4 bath w shower. Recent upgrades include new roof, upstair Apt new paint, carpet, railings. Upstairs find a cozy one bedroom apartment. Lots of sun. Separate laundry for each unit. New hot water recently installed. Management records available at GCR, Inc. Motivated Seller

Multi-Family Type: Duplex
Exterior Finish: Wood
Roof Type: Metal; Unknown-BTV
Foundation Type: Concrete Block
Heat Type: Baseboard
Fuel Type: Sep Metered Electric; Comm Metered Nat Gas
Sewer-Type: Public
Water-Type: Private Well
Access Type: Dedicated Road; Government; Gravel; Maintained

Construction Type: Wood Frame
View Type: Mountains
Topography: Level
Wtrfrnt-Frontage: None
Wtrfrnt-Access Near: None
Docs Avl for Review: As-Built; Docs Posted on MLS; Prop Discl Available

Mortgage Info: EM Minimum Deposit: 3,000
New Finance (Terms): Cash; Conventional

Features-MultiFamily: CO Detector(s); DSL-Cable Available; Smoke Detector(s); Covenants; Washer/Dryer

Unit #1: Bedroom: 2; Bath-Three Qtr: 1; Kitchen: 1; Living Room: 1; Parking Spaces: 2
Unit #2: Bath - Full: 1; Bedroom: 1; Kitchen: 1; Parking Spaces: 2

LO: Glacier City Realty

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