

RESIDENTIAL DEVELOPMENT SITE -TRANQUILITY HEIGHTS S/D-



9 LOTS FOR SALE

- \$450,000 -

PROPERTY HIGHLIGHTS:

Get ready for 2021 construction season.

- **80,545 square feet total**
- All 9 lots are **zoned R-5**,
- *Utilities stubbed out or adjacent to site.*
- Surrounded by well established neighborhood of single-family housing.
- Near BLM Campbell Creek Science Center
- Priced at \$5.59 per square foot
- Offered at \$80,000 less than municipal assessed valuation

**BERKSHIRE
HATHAWAY** | Alaska Realty
HomeServices

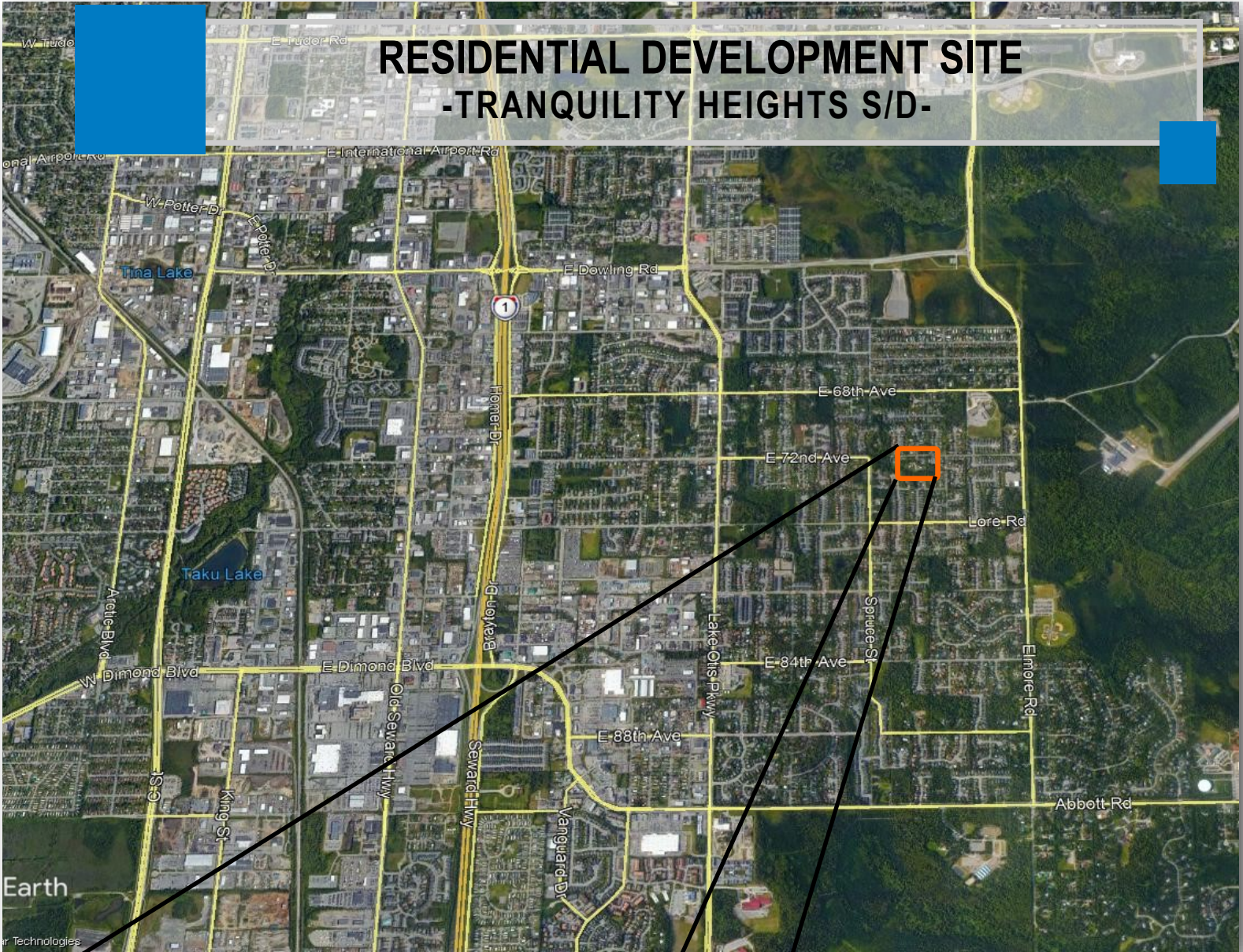
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561 East 36th Avenue, Suite 200 / Anchorage, AK 99503

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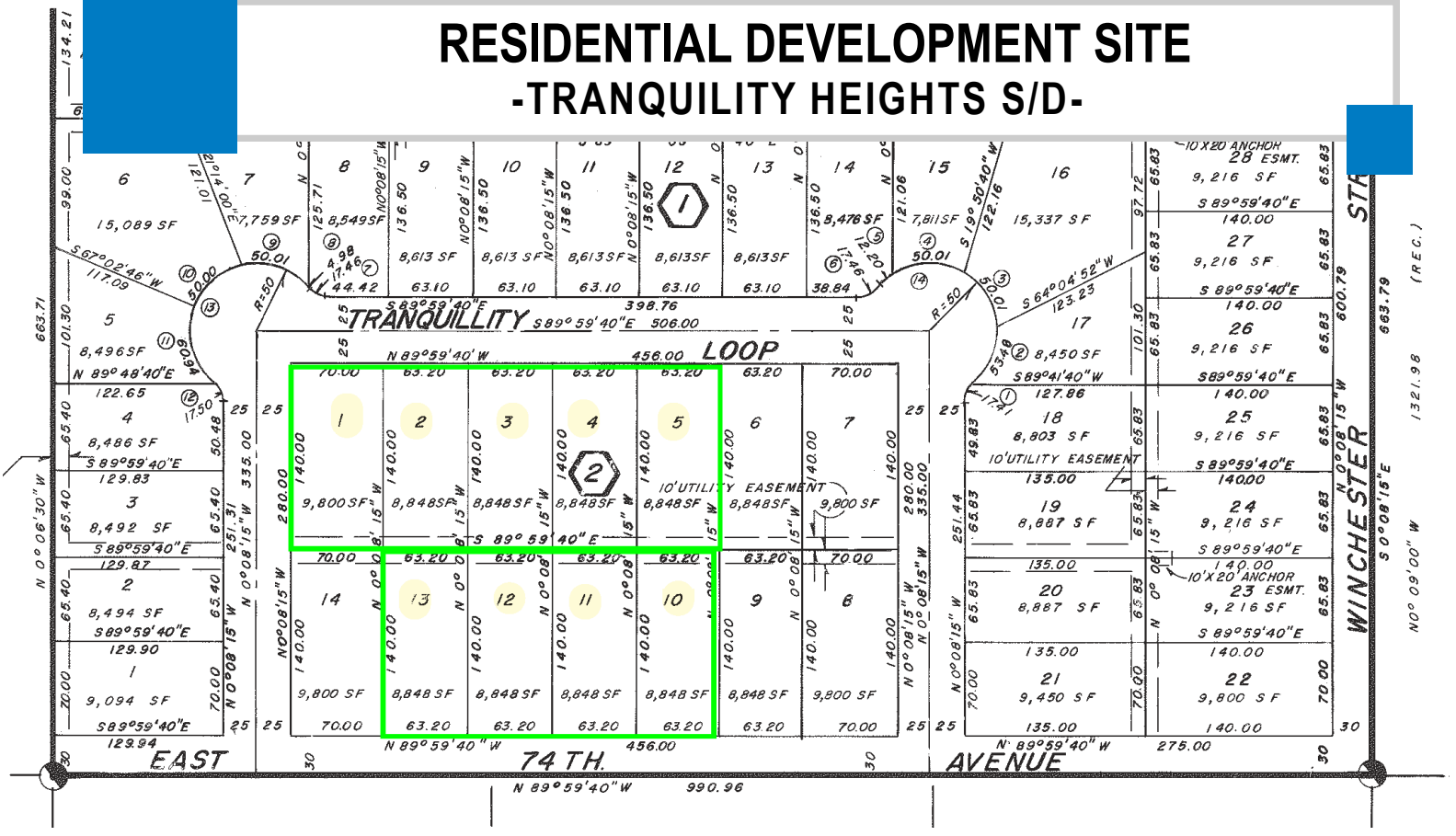
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TRANQUILITY HEIGHTS											
#	Lot	Block	Subdivision	Zoning	Sq.Ft.	MOA Tax ID	2021 MOA Assesment	Land	Blgs	Tax	MOA \$/SF
1	1	2	Tranquility Heights	R-5	9,800	1415161	\$87,000	\$87,000	\$0	\$1,488	\$8.88
2	2	2	Tranquility Heights	R-5	8,848	1415162	\$13,300	\$13,300	\$0	\$227	\$1.50
3	3	2	Tranquility Heights	R-5	8,848	1415163	\$13,300	\$13,300	\$0	\$227	\$1.50
4	4	2	Tranquility Heights	R-5	8,848	1415164	\$13,300	\$13,300	\$0	\$227	\$1.50
5	5	2	Tranquility Heights	R-5	8,848	1415165	\$13,300	\$13,300	\$0	\$227	\$1.50
6	10	2	Tranquility Heights	R-5	8,848	1415170	\$97,400	\$97,400	\$0	\$1,666	\$11.01
7	11	2	Tranquility Heights	R-5	8,848	1415171	\$97,400	\$97,400	\$0	\$1,666	\$11.01
8	12	2	Tranquility Heights	R-5	8,848	1415172	\$97,400	\$97,400	\$0	\$1,666	\$11.01
9	13	2	Tranquility Heights	R-5	8,848	1415173	\$97,400	\$97,400	\$0	\$1,666	\$11.01
Totals					80,584		\$529,800	\$529,800	\$0	\$9,060	
MOA Assessment					80,584	\$6.57	\$529,800				
Listed Price					80,584	\$5.58	\$450,000				

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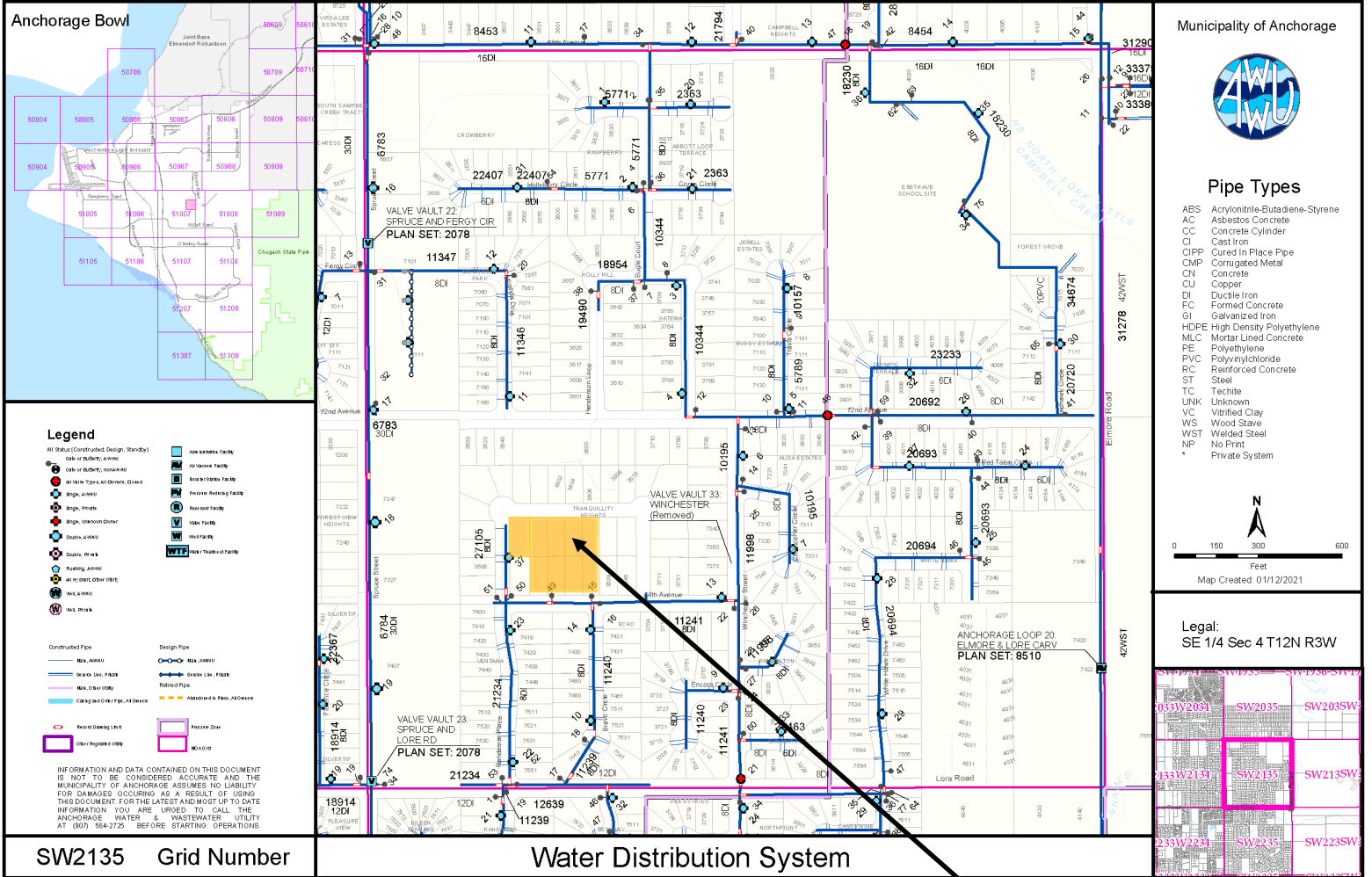
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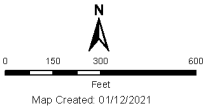


Municipality of Anchorage

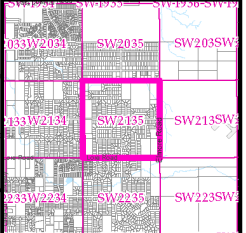


Pipe Types

- ABS Acrylonitrile-Butadiene-Styrene
- AC Asbestos Concrete
- CC Concrete Cylinder
- CI Cast Iron
- CIP Cured In Place Pipe
- CMP Corrugated Metal
- CN Concrete
- CU Copper
- DI Ductile Iron
- FC Formed Concrete
- GI Galvanized Iron
- HDPE High Density Polyethylene
- MLC Mortar Lined Concrete
- PE Polyethylene
- PVC Polyvinylchloride
- RC Reinforced Concrete
- ST Steel
- TC Techtile
- UNK Unknown
- VC Vitrified Clay
- WS Wood Stave
- WST Welded Steel
- NP No Print
- * Private System



Legal:
SE 1/4 Sec 4 T12N R3W



- ### Legend
- All Status (Construction, Design, Standby)
 - Size of Buffer, Color
 - Water Type (All Others, Ground)
 - Single, Parallel
 - Single, Intersect Overlap
 - Double, Under
 - Double, Over
 - Pipeline, Above
 - All Other Other Utility
 - Gas, Above
 - Gas, Under
 - Water Treatment Facility
 - All Water Facility
 - All Sewer Facility
 - Storm Water Facility
 - Process Recovery Facility
 - Valve Facility
 - Water Tank
 - Water Treatment Facility

SW2135 Grid Number

Water Distribution System

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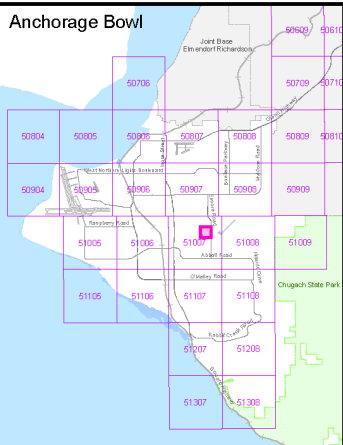
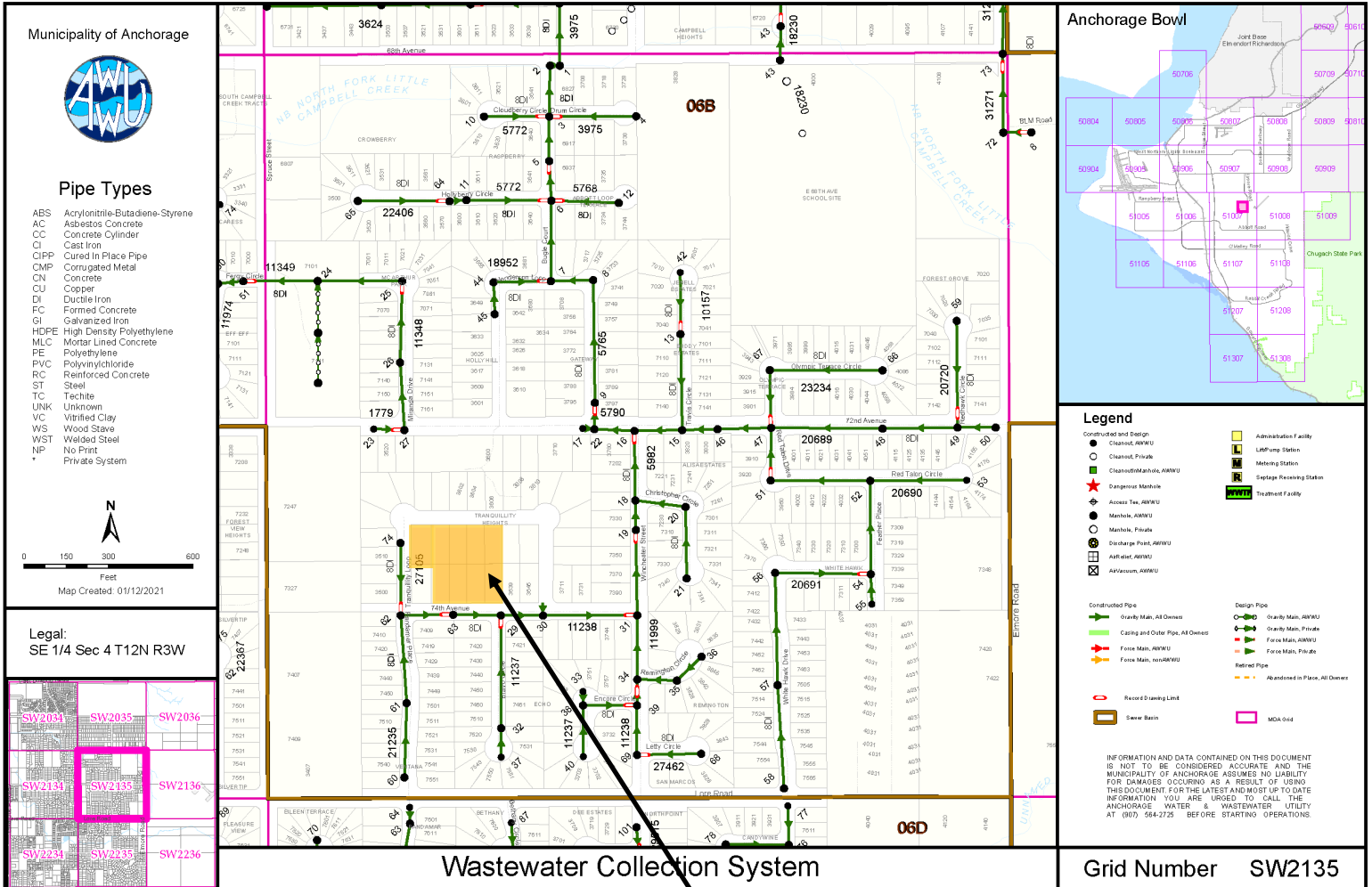
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Legend

<ul style="list-style-type: none"> Constructed and Design Cleanout, AWWU Cleanout, Private Cleanout/Manhole, AWWU Dangerous Manhole Access Tee, AWWU Manhole, AWWU Manhole, Private Discharge Point, AWWU Affiliate, AWWU Affiliation, AWWU 	<ul style="list-style-type: none"> Administration Facility Lift Pump Station Metering Station Sewage Receiving Station Treatment Facility
<ul style="list-style-type: none"> Constructed Pipe Gravity Main, All Owners Casing and Outer Pipe, All Owners Force Main, AWWU Force Main, non-AWWU 	<ul style="list-style-type: none"> Design Pipe Gravity Main, AWWU Gravity Main, Private Force Main, AWWU Force Main, Private Abandoned in Place, All Owners
<ul style="list-style-type: none"> Record Drawing Limit Sewer Basin 	<ul style="list-style-type: none"> MDA Odd

INFORMATION AND DATA CONTAINED ON THIS DOCUMENT IS NOT TO BE CONSIDERED ACCURATE AND THE MUNICIPALITY OF ANCHORAGE ASSUMES NO LIABILITY FOR DAMAGES OCCURRING AS A RESULT OF USING THIS DOCUMENT. FOR THE LATEST AND MOST UP TO DATE INFORMATION YOU ARE URGED TO CALL THE ANCHORAGE WATER & WASTEWATER UTILITY AT (907) 564-2725 BEFORE STARTING OPERATIONS.

Wastewater Collection System

Grid Number SW2135

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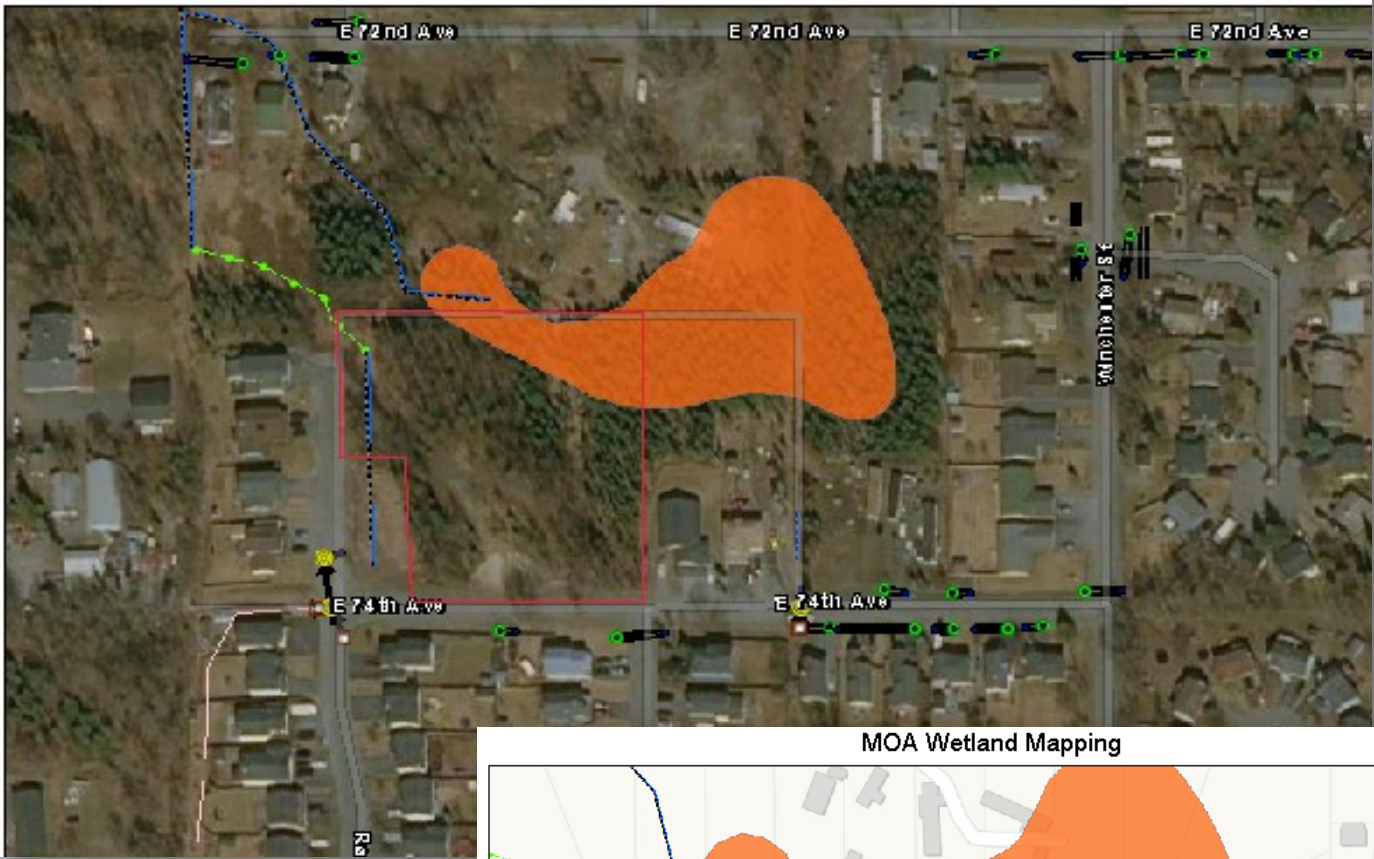
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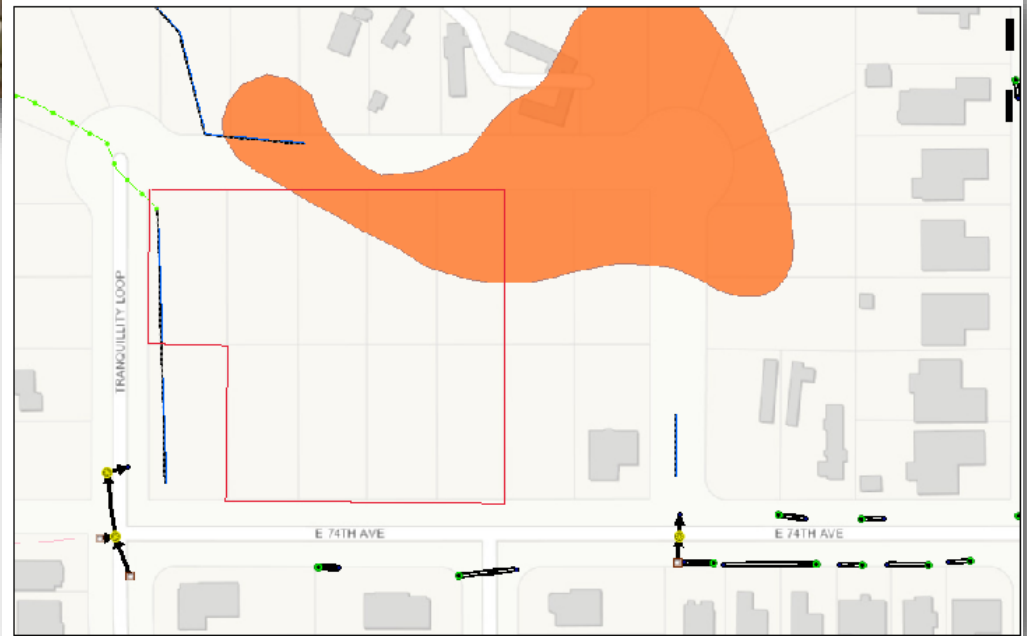
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MOA Wetland Mapping



MOA Wetland Mapping



- 3 out of 9 lots touched by Class C developable wetlands
- Muni maps: [MOA Wetland Mapping \(arcgis.com\)](http://arcgis.com)

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DISCLOSURE ON MARKETING MATERIALS

Although Commercial Division of Berkshire Hathaway HomeServices Alaska Realty, LLC (“BHHS”) Lottie Michael, CCIM and J Michael James have endeavored to include in this evaluation material information which they believe to be relevant for the purpose of helping a prospective Buyer in its evaluation of the subject space for possible sale, the recipient of these marketing materials understands and acknowledges that neither the owner, nor BHHS, Lottie Michael, CCIM and/or J Michael James makes any representation as to the accuracy or completeness of this marketing material.

The recipient of these marketing materials agrees that the owner, BHHS, Lottie Michael, CCIM and/or J Michael James shall not have any liability to the recipient of these marketing materials as a result of their use. It is understood that the recipient is expected to perform, and is responsible for, such due diligence investigations and inspections of the subject property, including investigation of any environmental conditions, as the recipient deems necessary or desirable and as permitted by agreement with the owner.

This information has been secured from sources believed to be reliable. However, the owner, BHHS, Lottie Michael, CCIM and/or J Michael James do not make any representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient must verify the information and bears all risk for any inaccuracies.

By acceptance of these marketing materials, the recipient acknowledges and agrees to bear all risks for any inaccuracies or omissions and to hold the owner, BHHS, Lottie Michael, CCIM and/or J Michael James harmless there from.

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ALASKA REAL ESTATE COMMISSION CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request for information. And, the licensee may "represent" another party in the transaction while providing you with specific assistance.

Unless you and the licensee agree otherwise, information you provide the licensee is not confidential.

Duties **owed** to a consumer by a licensee providing specific assistance include:

- a. Exercise of reasonable skill and care;
- b. Honest and good faith dealing;
- c. Timely presentation of all written communications;
- d. Disclosing all material information known by a licensee regarding the physical condition of a property; and
- e. Timely accounting of all money and property received by a licensee.

Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties **owed** by a licensee when representing a consumer include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally take actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to a consumer;
- d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Making a good faith and continuous effort to accomplish a consumer's real estate objective(s).

Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not "represent" either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties **owed** by a neutral licensee include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally taking actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- d. If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

ACKNOWLEDGEMENT:

I/We, _____ have read the information provided in this Alaska Real Estate
(print consumer's name(s))

Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/We

understand that **Lottie Michael/ Michael James** of **BHHS Alaska Realty Commercial Division**
(licensee name) (brokerage name)

will be working with me/us under the relationship(s) selected below.

(Initial)

_____ **Specific assistance without representation.**

_____ **X Representing the Seller/Lessor only.** (may provide specific assistance to Buyer/Lessee)

_____ **Representing the Buyer/Lessee only.** (may provide specific assistance to Seller/Lessor)

_____ **Neutral Licensee.** (must attach Waiver of Right to be Represented, form 08-4212)

Date: _____

Signature: **Lottie Michael/ Michael James**
(Licensee)



Date: _____

Signature: **X** _____
(Consumer)

Date: _____

Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT