

# 16417 Southcliff Circle



**Barbara & Clair Ramsey**

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***This home offers the perfect floor plan for elegant entertaining and comfortable family living!***

***It is one of the best buys in this sought-after South Anchorage location!***

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## Property Profile

<i>Style:</i>	<i>2 story with walk-out lower level</i>
<i>Interior size:</i>	<i>4,658± square feet</i>
<i>Bedrooms:</i>	<i>4</i>
<i>Baths:</i>	<i>3.5</i>
<i>Garage:</i>	<i>4-car with loft storage area</i>
<i>Lot Size:</i>	<i>22,870 square feet</i>
<i>Year Built:</i>	<i>2001</i>
<i>Heating:</i>	<i>Gas forced air furnace AND Radiant heat!</i>

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## **Amenities:**

*Upgraded and elegant, this spacious two-story (with walk-out lower level) is one of the best buys on the market in sought-after Prominence Pointe Subdivision.*

*The gated community and quiet cul-de-sac setting keeps traffic noise to a minimum. Red brick pavers and selective landscaping give this home curb appeal and interest. The covered entry is welcoming, yet still protects your guests from the unpredictable Alaska weather. The inviting foyer is graced with tile flooring, so it is perfect for snow-covered boots. An extra large coat closet provides plenty of room for guests' belongings.*



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# The Ramsey Team

*To the right of the entry is the formal dining room that offers ample room to extend your table to accommodate guests and family on special occasions.*



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*Ahead is the main living area with an open floor plan. The living room is just off the kitchen to allow for easy flow of conversation and visiting. The ambiance of the corner fireplace creates the perfect focal point for family functions or formal entertaining and is visible in the living room, breakfast area and kitchen.*



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*However, everyone always gravitates to the kitchen, and you'll love this fabulous kitchen! Vulcan Gold granite countertops gives you room to spread out while preparing meals. Notice how the granite veins flow from the center island to the main counter top. The center island boasts storage and excellent workspace.*

*Plus it offers cozy seating for a couple of barstools at the end for serving Cheerios to the kids before they fly off to school in the morning.*

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*The Viking gas cook-top is just waiting to compliment your culinary abilities. The Viking refrigerator is discreet and beautifully matches the cabinets.*

*The pantry provides ample storage for those items you want close at hand and much of the Costco items.*

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*With your breakfast table, the convenient nook is ideal for a casual family dinner or a perfect buffet table for a deck party.*

*The breakfast nook also opens to a large 32' x 24' deck warmed with sunny, western exposure.*

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*Take your pick - relax on your favorite sun chair to read, relax and enjoy a warm summer evening as the sunsets through the trees OR let the family's grill enthusiast show his barbecue skills. Either way, the deck is well located to allow guests and family to easily flow in and out.*

*A half bath on this level is convenient for guests and family.*

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*Upstairs is an incredible master suite. What a perfect place to begin and end your day. The see-through, gas fireplace let's the ambience of a cozy fire flow between the bedroom and bathroom.*

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*Sienna Bordeaux granite countertops beautifully accent the “his & hers” vanities. The separate shower is almost a piece of artwork with the herringbone tile pattern, glass accents and pebble accenting.*



*A large, walk-in closet provides ample room for clothes and other personal items. The linen closet is extra large to hold more than just the minimum linens.*

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*Two additional bedrooms also boast extra closet space. Between the bedrooms is a great play area for the kids to entertain friends. Or depending on your needs, turn it into an office or hobby room. The walk-in sized closet provides plenty of room to store games and crafts to help keep things neat.*

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*A full bath services these two bedrooms and the large laundry room (with three cabinets and two hanging roads) keeps dirty clothes close to their source, but tucked away behind closed doors.*

*The central vac system makes cleaning each level so easy perhaps the kids will do it just for fun!*

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*You will love the versatility of the walk-out lower level and the in-floor radiant heat will keep the area comfortable all year round. There space offers plenty of room for multiple activities. Set up your exercise equipment and get a workout at own home. Have a pool table tournament or create a media center for casual entertaining or family enjoyment.*

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*It's easy to move the party outdoors with a quick step through the door.*

*The configuration of the lower level would also be ideal for a teen or college student who craves extra privacy or for out-of-town guests to feel right at home with their own bedroom and full bath. They will have all the room they need to study or relax, but still be close enough to enjoy family activities.*

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*There is great storage potential in the furance room. It would be ideal for storing holiday decorations, business files, lawn furniture or whatever items you need out of the way, but easily accessible. The shelf and clothes bar could easily accommodate camping and fishing gear.*

*The garage is approximately 950 square feet and big enough to hold 4 cars (2 cars tandem) or to create workspace to complete those “honey-do” projects – the pegboard is already installed! Plus, there is room for a freezer for all the fish you will catch this year. The tall ceilings not only give you a feeling of spaciousness, but also provide loft storage (ladder access) and pre-installed hoists for bike or toy storage above the cars.*

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## ***Seller Home Improvements:***

- ***Summer 2006*** – Added Viking Refrigerator with custom cabinet panels to match kitchen cabinets. **\$8,000**
- ***Fall 2006*** – Toklat Electric added 220 panel and outlets in garage to run shop tools. **\$300**
- ***Winter 2007*** – Added Garage Loft. **\$500**
- ***Fall 2008*** – Added Laundry Room Cabinets. **\$300**
- ***Summer 2010*** – Faltz Landscaping **\$80,000**
  - o Expanded Deck from 8' x 24' to 32' x 24'
  - o Slope cut and filled
  - o Installed rock wall and stairs

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***Seller Home Improvements continued:***

- ***Summer 2013 – Additional work by Master’s Hand Landscaping \$10,000***
  - o *Added a dry creek bed landscaping to direct run-off*
  - o *Created a positive grade away from foundation, west side of house at basement door*
  - o *Added a swale around egress window area*
  - o *Added a gravel pad by basement door*
  - o *Added an underground drainage pipe to the downspout connection.*
  
- ***Summer 2014 – DR Davis Company and Hard Rock Designs remodeled the kitchen and master bath. \$55,000***
  - o *Kitchen*
    - § *New granite countertops (Vulcan Gold)*

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***Seller Home Improvements continued:***

- § *Extension of existing island to add additional cabinets and drawers*
- § *Crown molding across top of cabinets*
- § *New kitchen sink, tile backsplash*
  
- o *Master bathroom*
  - § *New granite countertops (Sienna Bordeaux)*
  - § *Raised counters*
  - § *New upper cabinets, lighting, vanity sinks*
  - § *New master shower*
  - § *Fixtures and knobs changed to Oil Rubbed Bronze*

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## ***Expenses & Utilities***

Taxes: \$11,374 for 2015

Utilities:

*Electric*            \$ 157  *average a month*

*Gas*                 \$ 196  *average a month*

*Water/Sewer/Refuse*  
                          \$ 76  *average a month*

*Prominence Pointe HOA Dues*

*\$640 semi-annually and cover road maintenance, plowing, spring road sweeping, gate maintenance, common are mowing and landscaping.*

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## **Schools**

### High School

*South High School – 742-6200  
13400 Elmore Road*

### Junior High School

*Goldenview Middle School – 348-8626  
15800 Golden View Drive*

### Elementary School

*Bear Valley Elementary – 742-5900  
15001 Mountain Air Drive*

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## **Area Information**

### **Shopping**

#### E. Huffman Road.

Grocery:

*Carrs Shopping Center - 1501 E. Huffman Rd.*

*Includes a pharmacy, deli, orient express, espresso bar and floral center. Also located on E. Huffman Road near Carrs Shopping Center:*

*A post office, churches, several restaurants, Wells Fargo and Alaska USA, First Care Emergency Care, dry cleaners, gourmet tea & spice shop, sewing & craft shops, pre-school, gymnastic instruction, ice cream & yogurt shops, fast food and several gas stations.*

#### O'Malley Road

*East - Alaska Zoo, O'Malley Golf Course and Restaurant & H2Oasis, Alaska's only indoor water park.*

*West – New Alaska Club and a direct route to the airport*

#### E. Dimond Blvd.

*Sam's Club, Key Bank, Wal-Mart, Dimond Center Mall (including a variety of shops, professional and medical offices including a Postal Office, Wells Fargo, Best Buy, Alaska Junior College, Ice Rink, Bowling, Athletic Club), Toys R US, Costco, Michaels Interiors & health food store.*

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## Transportation

People Mover Public Transit South Station is just west of the Dimond Center.

Average driving time:

Downtown - 15-20 minutes

Airport - 15-20 minutes

Alyeska Ski Resort - 30-45 minutes

Portage Glacier - 45-60 minutes

## Hospitals

Providence

Alaska Native

Alaska Regional

562-2211

563-2662

276-1131

3200 Providence Dr. 4315 Dipolmacy Dr. 281 DeBarr Rd.

## Other points of interest

Chester Creek Sports Complex –16th Avenue between A Street and Old Seward Hwy. Includes the George M. Sullivan Arena with seating for 7,000 for hockey, rodeo, concerts, fairs, etc.; The Ben Boeke Ice Arena; an outdoor rink and speed oval; the Anchorage Football Stadium and the Mulcahy Stadium. The complex borders a greenbelt interspersed with trails for hiking, biking and groomed Nordic ski trails.

Kincaid Park - 1,516.78-acre Municipal Park, 9401 W. Raspberry Road. Noted for Nordic skiing trails, in snowless months the park is frequented by runners, bikers, hikers, archers, dog-trainers, motocross users, disc golfers, and roller skiers. Other winter activities include snowshoeing, sledding and biathlon.

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*Hilltop Ski Area –on Abbott Road and offering beginning to intermediate downhill and cross-country skiing.*

*Potter Marsh Bird Sanctuary - south, on the Eastside of the Seward Highway.*

*Rabbit Creek Shooting Range - south, on the Westside of Seward Highway.*

*The Johnson Trail Head - access is on the eastside of the road near the Potter Marsh Historic Railroad Station House. This quiet, 3 mile hiking trail follows the highway and eventually connects to McHugh Creek. More trail heads, of varying degrees of difficulty, are visible all along the highway.*

*McHugh Creek Recreational Area - south towards Alyeska Ski resort.*

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