

# coronado park

DOWNTOWN EAGLE RIVER



The Petersen Group is proud to present **Coronado Park**. Conveniently located in the heart of Eagle River, the neighborhood, features a contemporary new style with brand new plans ranging from the efficient to the spacious.



907.562.1170

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## COMMUNITY

The hamlet of Eagle River is a community known for its friendly vibe that is attractive to individuals from all walks of life. Coronado Park provides carefree living for people with busy lives to enjoy all that Eagle River and the surrounding areas have to offer.



## WALK - SHOP - PLAY

Local shops, restaurants, and gym are only steps away, as are the library, post office and townsquare. Eagle River's townsquare offers playground equipment, an open field, a picnic pavilion, and paved track.

Time is precious, instead of mowing your lawn and shoveling your driveway enjoy all the hiking, paddling, biking, skiing, camping and berry picking that you can fit into your schedule. Visit local areas such as: Eklutna Lake, Thunderbird Falls, Mirror Lake, Beach Lake and Chugach State Park, the state's largest park at nearly half a million acres.

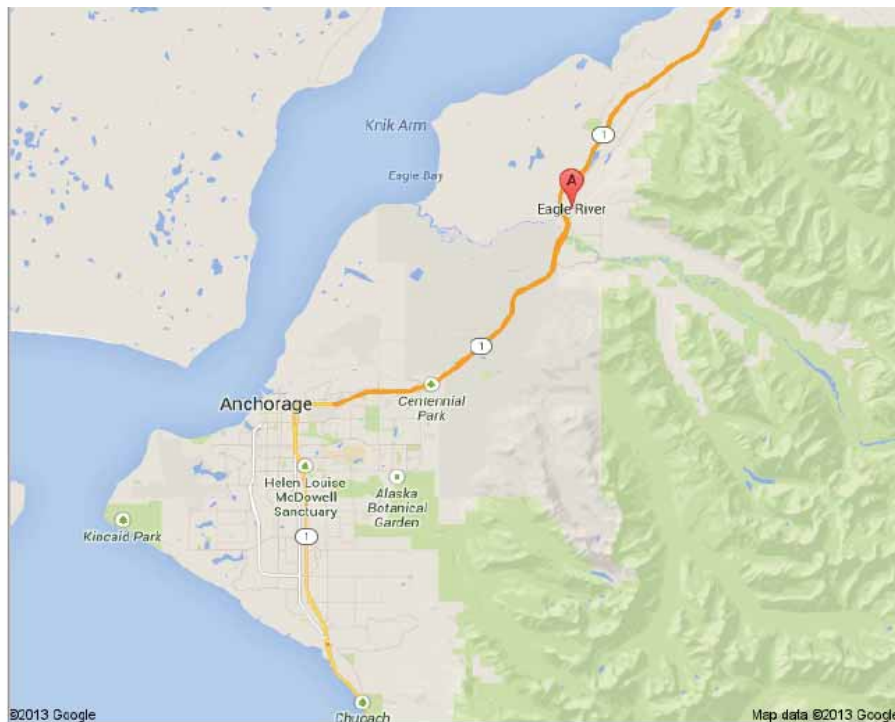
## NEIGHBORHOOD

Coronado Park has been designed to be an asset to the downtown Eagle River Community. Local retail locations, entertainment venues and restaurants are all within walking distance. With a mix of housing that includes for sale townhomes with 1,2, and 3 bedrooms, senior housing and rental townhomes, Coronado Park will create a diverse community with residents of young professionals and families to military families and retirees. The neighborhood is laid-out to include wide streets with sidewalks on both sides. Parking is tucked behind the units with alley access where possible, allowing homefronts to connect to sidewalks. Extensive landscaping and several green spaces combined with contemporary design create a comforting neighborhood.



## WORK

Eagle River's central location make it the prime community for an easy commute. Anchorage is less than 30 minutes away while Joint Base Elmendorf/Richardson is a short 14 miles to the South. To the North is Palmer and Wasilla, a short 30 minute drive and 29 miles.



## HOME

### Townsquare I/II

*Spacious*, 1635 or 1682 sq ft, 3 bedroom, 2.5 bath, 2 car garage with base prices starting at **\$293,900**.

### Plaza

*Generous*, 1276 sq ft, 2 bedroom, 2 bathroom, 2 car garage homes with base prices starting at **\$253,900**.

### Pavilion

*Efficient*, 916 sq ft, 1 bedroom plus den, oversized 1-car garage homes with base prices starting at **\$210,900**.

#### Each home features:

- Vaulted Ceilings
- Extensive Windows
- Stainless Steel Appliances
- Foyer Closet
- Pantry
- Linen Closet
- 5 Star Energy Rating

#### Homeowner's Dues \$257 Include:

- Water
- Sewer
- Trash Service
- Grounds Maintenance
- Exterior Maintenance
- Snow Removal
- Insurance
- Reserves for future repairs and maintenance

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## The Townsquare III

The spacious *Townsquare* floor plan includes:  
3 bedrooms / 2.5 bathrooms  
2 car garage

Townsquare I - 1682 square feet starting at \$299,900

Townsquare II - 1635 square feet starting at \$293,900

Up to \$5,000 in Closing Cost Assistance



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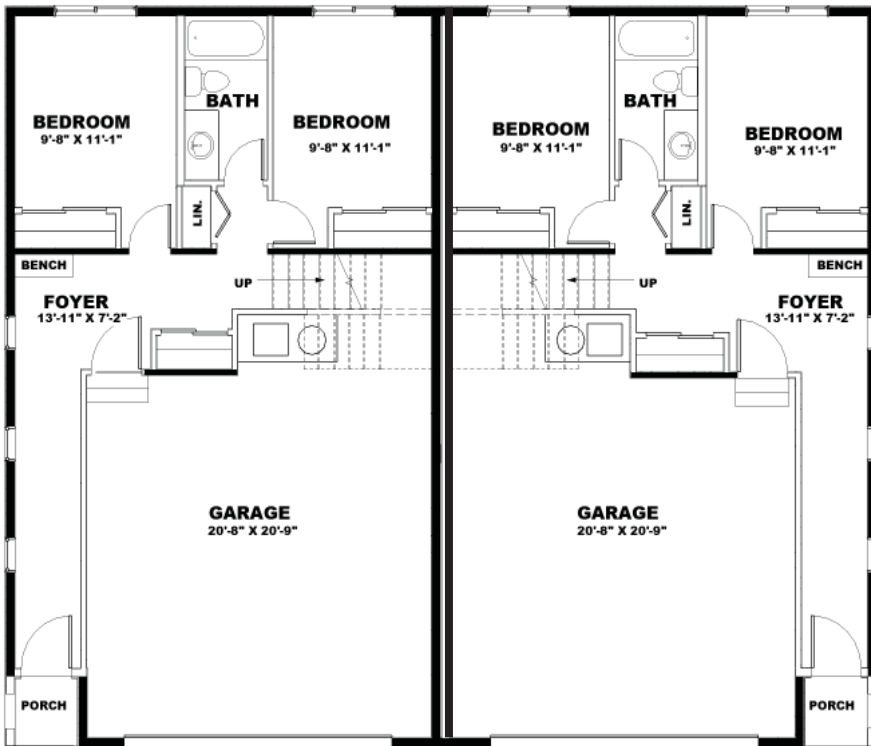
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# The Townsquare I / II



## Main Level Features

- Covered front porch
- Gallery style foyer with bench area
- Conveniently located coat closet
- 2 large guest bedrooms
- Shared bath with linen closet
- Full two car garage
- 589 square feet living area

## 3 bedroom / 2.5 bath / 2 car garage



## Upper Level Features

- Elegant master suite:
  - Expanive windows
  - Vaulted ceiling
  - Large walk-in closet
  - Double vanity
  - Personal linen closet
  - Private commode
- Large U shaped kitchen with stainless steel appliances
- Dining area with deck access
- High vaulted ceiling in great room
- Direct vent fireplace
- Room for built-ins next to fireplace
- Powder bath for guests
- Laundry area
- I - 1093 square feet of living area
- II - 1046 square feet of living area

All square footages are approximate. Floorplans, elevations and interior finishes may vary. Items on floorplans in finished homes, renderings or photos may be options, upgrades or allowance overages and may not be included in the base price. This home is not complete and price shown is BASE PRICE only. Call listing licensee for current price reconciliation which will include any installed options, upgrades and allowance overages. Builder reserves the right to change prices at any time without notice. See Licensee for details. Revised 4/19/18

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## The Plaza

The generous *Plaza* floor plan includes:

2 bedrooms / 2 bathrooms

2 car garage in the rear of the home

1276 square feet

Base prices start at \$253,900

Up to \$5,000 in Closing Cost Assistance



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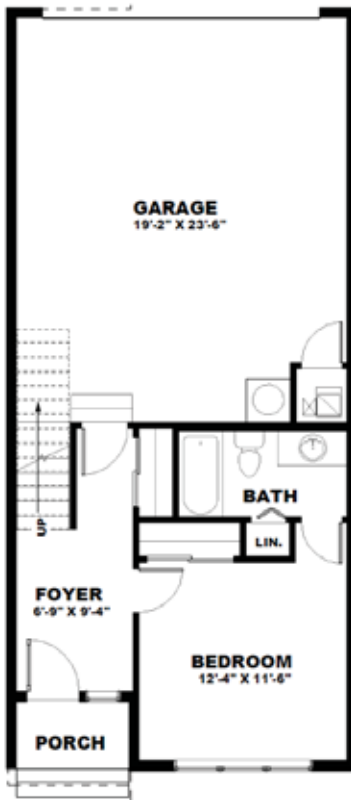
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# The Plaza



## *Main Level Features*

- Covered front porch
- Large foyer
- Conveniently located coat closet
- Large bedroom with private bath and linen closet
- Large 2 car garage
- 250 square feet of living area

2 bedroom / 2 bath / 2 car garage



## *Upper Level Features*

- High vaulted ceilings in living room
- Laundry area
- Large U shaped kitchen with stainless steel appliances
- Large kitchen pantry
- Dining area with deck access
- Master suite with walk-in closet
- Large bathroom with double vanity, linen closet, and private commode
- 1026 square feet of living area

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## The Pavilion

The space efficient *Pavilion* floor plan includes:  
1 bedroom + den / 1 bathroom  
Oversized 1 car garage at the rear of the home  
916 square feet

Base prices start at \$210,900

Up to \$5,000 in Closing Cost Assistance



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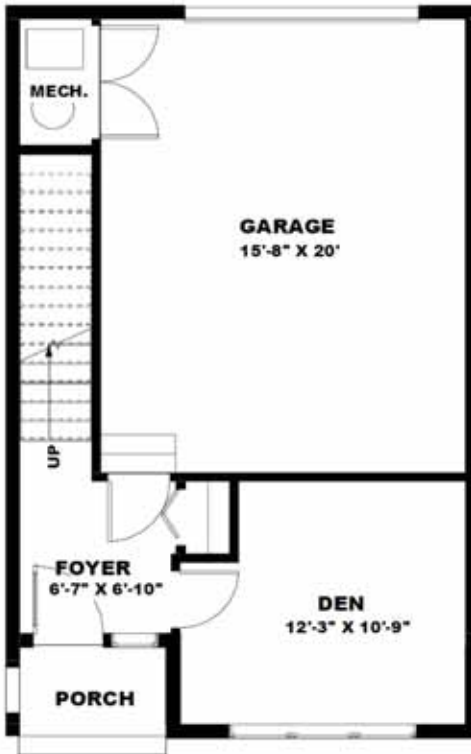


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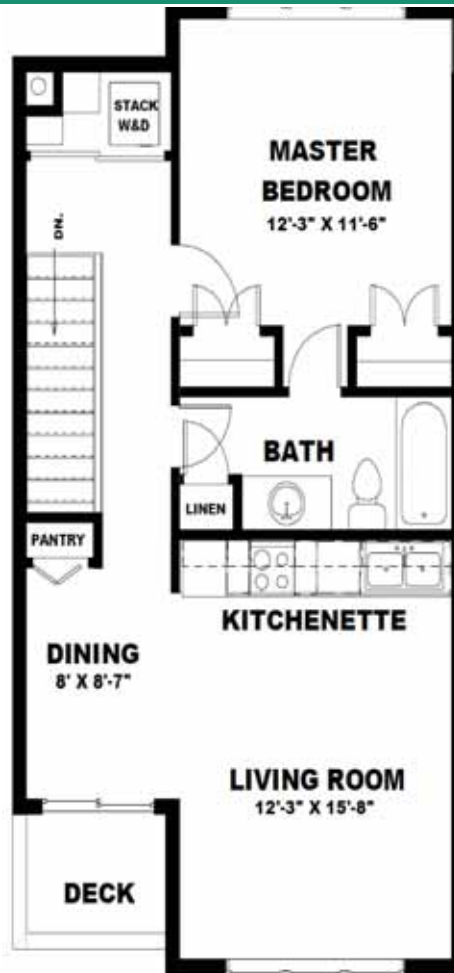
# The Pavilion



## *Main Level Features*

- Covered front porch.
- Large foyer.
- Conveniently located coat closet.
- Spacious den.
- Oversized single car garage with storage area.
- 176 square feet of living area.

1 bedroom + den / 1 bath / 1 car garage



## *Upper Level Features*

- High vaulted ceilings in living room
- Laundry area
- Space efficient kitchen with stainless steel appliances
- Pantry
- Dining area with deck access
- Master suite with two generous closets
- Large bathroom with linen closet
- 740 square feet of living area

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## Available Units

**Townsquare I/II**  
 3 bedroom  
 2.5 bath

2 car garage

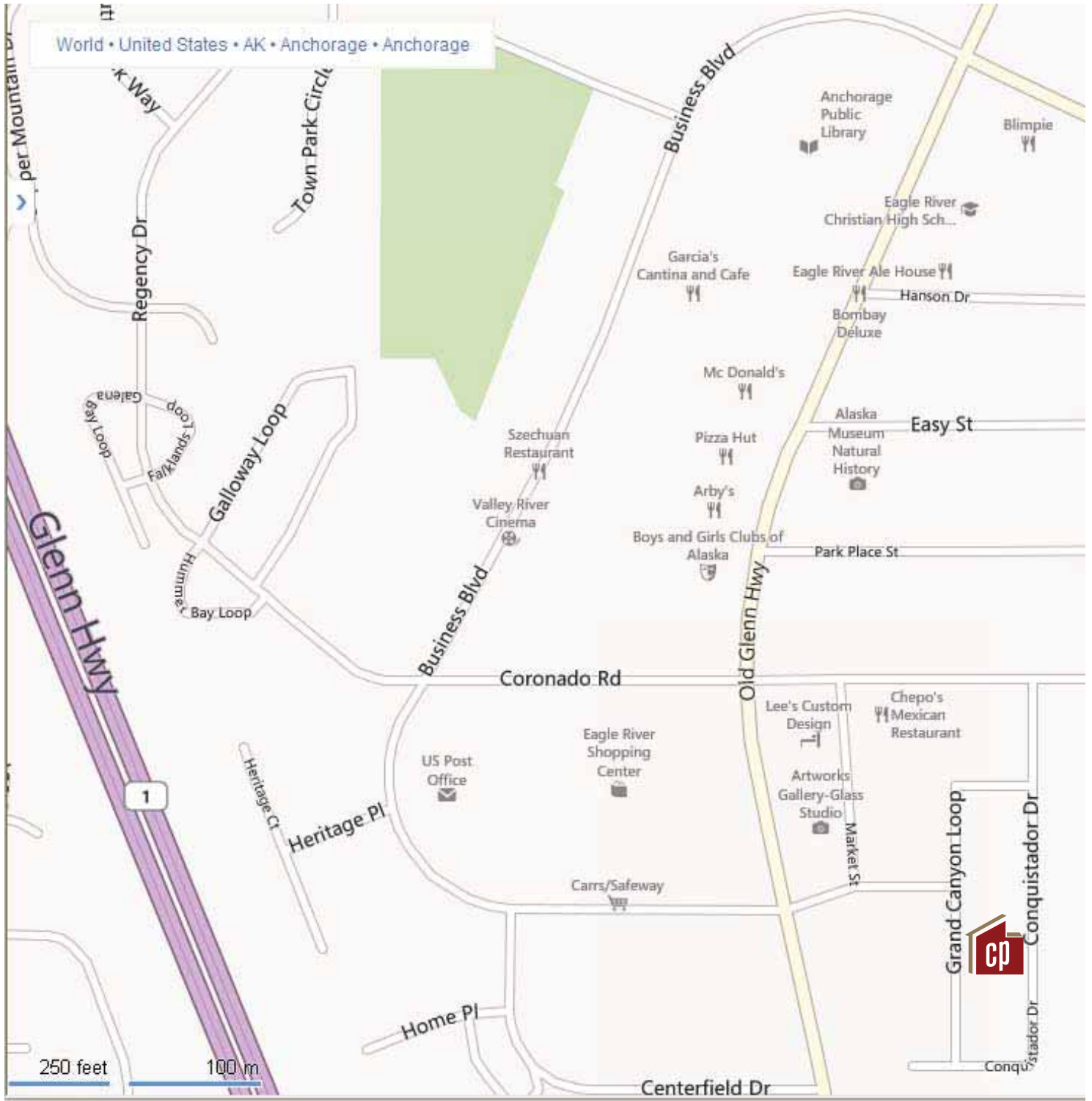
**Plaza**  
 2 bedroom  
 2 bath  
 2 car garage

**Pavilion**  
 1 bedroom + den  
 1 bath  
 1 car garage



This illustration is not to scale and some items may be moved or adjusted in the finished product.

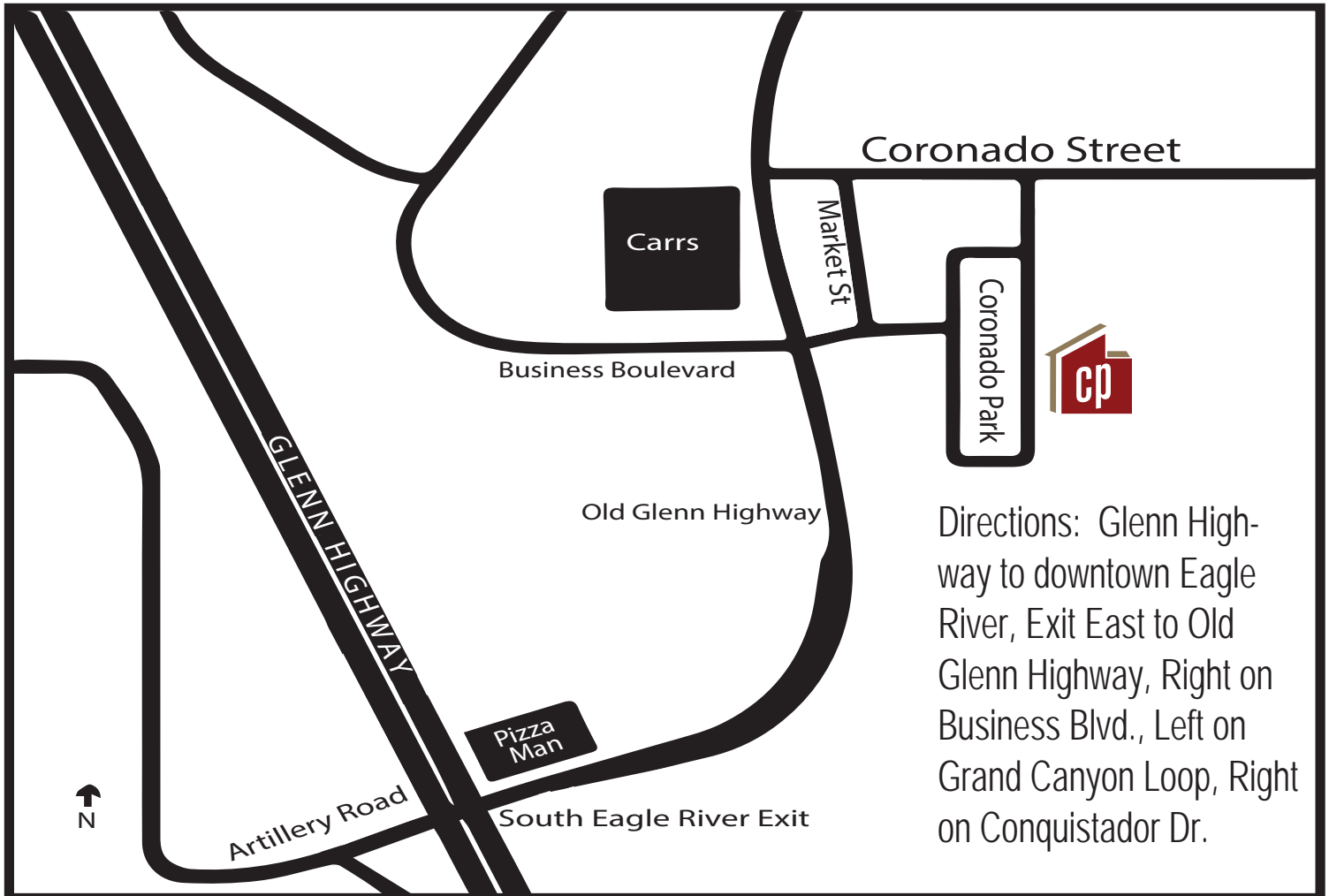
# Downtown Eagle River, Alaska



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3820 Lake Otis Parkway  
Anchorage, AK 99508  
907-562-1170



Directions: Glenn Highway to downtown Eagle River, Exit East to Old Glenn Highway, Right on Business Blvd., Left on Grand Canyon Loop, Right on Conquistador Dr.

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