

ALL FIELDS DETAIL



MLS #	110710	Construction	2x4
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	31 + yrs
Address	1118 CHERI WAY	Garage Type	Attached/HTD
Address 2		Style	Ranch
City	NORTH POLE		
State	AK		
Zip	99705		
Area	BADGER&RURAL NP		
Class	RESIDENTIAL		
Asking Price	\$88,900		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Internet Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Single Family Options	DETACHED	# of Bedrooms	2
# of Full Baths	1	# of Partial Baths	1
Total Baths	2	Garage Capacity	2
# of Acres	1.0730	Licensee	AUDREY J FOLDOE - HM: (907) 456-6000
Listing Office 1	MEYERES REAL ESTATE - Main: (907) 456-6000	Licensee 2	
Listing Office 2		Commission to Selling Off	3%
Subd. Township/Range	Sylvia	Lot (Tax Lot)	6
Block (Section)	2	Listing Date	3/16/2009
Expiration Date	1/12/2010	Owner	Dept of Veteran's Affairs
Owner Phone		Tenant	
Tenant Phone		Elementary School	Badger Road
Middle School	N. Pole Middle	Senior High School	N. Pole High
Year Built	1960	Zoning	General Use District - 1
Zoning Overlay	N/A	Flood Zone	X500
Aprx. Lot Sq. Ft.	46,739	Aprx. Res. Sq. Ft.	1250
Aprx. Garage Sq. Ft.	580	Fuel/Gal Per Year	UNK
Electric/Month	UNK	CCRs Y/N	No
Sign Y/N	Yes	Upper Level # Bedrooms	1
Upper Level Baths	.5	Upper Level XRM	
Upper Level Apx. Sq. Ft.	250	Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	1	Main Level Baths	1
Main Level XRM		Main Level Apx. Sq. Ft.	1000
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	N/A
Lower Level Baths	N/A	Lower Level XRM	
Lower Level Apx. Sq. Ft.		Lower Lev. Unfin. Sq. Ft.	
Base/Below # Bedrooms	N/A	Base/Below Baths	N/A
Base/Below XRM		Base/Below Apx. Sq. Ft.	
Base/Below Unfin. Sq. Ft.		Living Room Apx. Size	
Living Room Level	M	Kitchen Apx. Size	
Kitchen Level	M	Dining Room Apx. Size	
Dining Room Level	M	Family Room Apx. Size	
Family Room Level		Master Bedroom Apx. Size	
Total Units	1	Master Bedroom Level	M
Bedroom 2 Apx. Size		Bedroom 2 Level	U
Off Market Date		Appointment Required	No
Mapping		Tax ID	
Update Date	10/14/2009	Status Date	10/14/2009
HotSheet Date	10/14/2009	Price Date	10/14/2009
Input Date	3/18/2009 7:03:00 PM	Associated Document Count	2
Original Price	\$139,900	Agent Hit Count	81
Client Hit Count	390	Cumulative DOM	125
Directions	FIRST BADGER EXIT TO RIGHT ON HOLMES, RIGHT ON CHERI WAY, ON LEFT	# of Parking Spaces	
Days On Market	125	Price/Aprx. Res.	\$71.12

FEATURES

DESIGN 2 Story	EXTERIOR FEATURES Deck/Patio RV Parking Fence Fixer-Upper Horse Property Shed Satellite Dish	HEATING OHWBB	ROAD SERVICE Yes
EXTERIOR FINISH Vinyl	Lawn Natural Telephone Service	APPLIANCES & EQUIPMENT Range/Oven Dishwasher Refrigerator Washer Dryer Ceiling Fan Blinds Curtain Rods	FIRE SERVICE Yes
ROOF Shingle	INTERIOR FEATURES Hardwood Floors Smoke Detectors	SEWER Septic	ROAD ACCESS Gravel Maintained
BASEMENT Crawl Space	OTHER ROOMS Office	WATER Private Well	DOCUMENTS ON FILE Survey
WINDOWS Thermal Pane	LAUNDRY Main Level		TERMS Cash/Refinance
			SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box

FINANCIAL

Incentives		Taxes	2486
Mill Rate	15.2	Internet Y/N	Yes
Tax Parcel	0312622	FNSB Map #	211E2
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	3500	Possession	RECORDING

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Selling Licensee	Sell Team
Selling Office 1	Selling Licensee 2
Selling Office 2	Selling Licensee 3
Selling Office 3	Additional Comments

REMARKS

THIS PROPERTY SOLD FOR \$197,500 IN 1/07. HEAT & WATER SYSTEM ARE NOT IN WORKING ORDER; BEING SOLD "AS-IS". CUTE HOUSE WITH FRONT AND BACK SCREENED PORCHES, BIG KITCHEN WITH BREAKFAST BAR, LARGE MAIN BATH, AND BIG GARAGE. UPPER FLOOR BEDROOM COULD BE DIVIDED INTO 2 SMALL BEDROOMS, 1/2 BATH ON UPPER FLOOR TOO. GREAT YARD WITH SHRUBS, TREES, AND NICE LAWN. SOMEONE COULD PROBABLY GET A LOAN WITH FUNDS TO FIX HEAT AND WATER. ESTIMATES RUN FROM \$13,000 TO \$20,000. THIS PROPERTY IS ELIGIBLE FOR VA VENDEE FINANCING (NON-VETS QUALIFY TOO).

ADDENDUM

THIS IS A VA/BANK OF AMERICA REO BEING SOLD AS-IS. ALL OFFERS NEED TO PROVIDE A PRE-APPROVAL LETTER BY A BANK OF AMERICA BRANCH OFFICE (THEY WILL PROVIDE A FREE APPRAISAL AND CREDIT REPORT IF THEY PROVIDE THE LOAN TO THE BUYER, AS WELL AS THEY WILL TRY TO BEAT WHATEVER DEAL ANY OTHER LENDER HAS OFFERED). (THE BUYER CAN USE A DIFFERENT LENDER BUT NEEDS TO INITIALLY GET A PRE-QUAL LETTER FROM BANK OF AMERICA TO GET AN OFFER ACCEPTED - CALL BRYAN SCORESBY AT 907-352-4504 OR EMAIL HIM AT BRYAN_SCORESBY@BANKOFAMERICA.COM.) NEW FINANCING AVAILABLE: SEE ASSOCIATED DOCS FOR NEW VA VENDEE FINANCING (NON-VETS QUALIFY).

ADDITIONAL PICTURES



DISCLAIMER

This information is not guaranteed. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.