

**ALL FIELDS DETAIL**



<b>MLS #</b>	115870	<b>Construction</b>	2x6
<b>Status</b>	ACTIVE	<b>Foundation</b>	Poured Concrete
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	21-30 yrs
<b>Address</b>	1230 26TH AVENUE	<b>Garage Type</b>	Attached/HTD
<b>Address 2</b>		<b>Style</b>	2 Story
<b>City</b>	FAIRBANKS		
<b>State</b>	AK		
<b>Zip</b>	99701		
<b>Area</b>	SOUTH WEST FAIRBANKS		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$124,900		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Internet Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Single Family Options</b>	ATTACHED	<b># of Bedrooms</b>	2
<b># of Full Baths</b>	1	<b># of Partial Baths</b>	0
<b>Total Baths</b>	1	<b>Garage Capacity</b>	1
<b># of Acres</b>	0.0583	<b>Licensee</b>	AUDREY J FOLDOE - HM: (907) 456-6000
<b>Listing Office 1</b>	MEYERES REAL ESTATE - Main: (907) 456-6000	<b>Licensee 2</b>	
<b>Listing Office 2</b>		<b>Commission to Selling Off</b>	3
<b>Subd. Township/Range</b>	Cedar Side Sout	<b>Lot (Tax Lot)</b>	18
<b>Block (Section)</b>	n/a	<b>Listing Date</b>	2/4/2011
<b>Expiration Date</b>	6/4/2011	<b>Owner</b>	Hildegard Reimer
<b>Owner Phone</b>	n/a	<b>Tenant</b>	n/a
<b>Tenant Phone</b>	n/a	<b>Elementary School</b>	Hunter
<b>Middle School</b>	Ryan	<b>Senior High School</b>	Lathrop
<b>Year Built</b>	1986	<b>Zoning</b>	Multiple-Family Residential District
<b>Zoning Overlay</b>	mobile home	<b>Flood Zone</b>	X500
<b>Aprx. Lot Sq. Ft.</b>	2540	<b>Aprx. Res. Sq. Ft.</b>	1073
<b>Aprx. Garage Sq. Ft.</b>	284	<b>Fuel/Gal Per Year</b>	coming
<b>Electric/Month</b>	coming	<b>CCRs Y/N</b>	Yes
<b>Sign Y/N</b>	Yes	<b>Upper Level # Bedrooms</b>	2
<b>Upper Level Baths</b>	1	<b>Upper Level XRM</b>	0
<b>Upper Level Aprx. Sq. Ft.</b>	576	<b>Upper Lev. Unfin. Sq. Ft.</b>	0
<b>Main Level # Bedrooms</b>	0	<b>Main Level Baths</b>	0
<b>Main Level XRM</b>	0	<b>Main Level Aprx. Sq. Ft.</b>	464
<b>Main Lev. Unfin. Sq. Ft.</b>	2	<b>Lower Level # Bedrooms</b>	0
<b>Lower Level Baths</b>	0	<b>Lower Level XRM</b>	0
<b>Lower Level Aprx. Sq. Ft.</b>	0	<b>Lower Lev. Unfin. Sq. Ft.</b>	0
<b>Base/Below # Bedrooms</b>	0	<b>Base/Below Baths</b>	0
<b>Base/Below XRM</b>	0	<b>Base/Below Aprx. Sq. Ft.</b>	0
<b>Base/Below Unfin. Sq. Ft.</b>	0	<b>Living Room Aprx. Size</b>	
<b>Living Room Level</b>	M	<b>Kitchen Aprx. Size</b>	
<b>Kitchen Level</b>	M	<b>Dining Room Aprx. Size</b>	
<b>Dining Room Level</b>	M	<b>Family Room Aprx. Size</b>	
<b>Family Room Level</b>	n/a	<b>Master Bedroom Aprx. Size</b>	
<b>Total Units</b>	1	<b>Master Bedroom Level</b>	U
<b>Bedroom 2 Aprx. Size</b>		<b>Bedroom 2 Level</b>	U
<b>Off Market Date</b>		<b>Appointment Required</b>	No
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	2/6/2011	<b>Status Date</b>	2/4/2011
<b>HotSheet Date</b>	2/4/2011	<b>Price Date</b>	2/4/2011
<b>Input Date</b>	2/4/2011 9:04:00 PM	<b>Associated Document Count</b>	0
<b>Original Price</b>	\$124,900	<b>Agent Hit Count</b>	13
<b>Client Hit Count</b>	40	<b>Cumulative DOM</b>	2
<b>Directions</b>	Airport to S on Lathrop L on 27th, between Wilson and Barnette go L and take Alley 66 to access parking area	<b># of Parking Spaces</b>	3

**GENERAL**

<b>Days On Market</b>	2	<b>Price/Aprx. Res.</b>	\$116.40
-----------------------	---	-------------------------	----------

**FEATURES**

<b>DESIGN</b> 2 Story Contemporary Up & Down	<b>EXTERIOR FEATURES</b> Deck/Patio Fence Shed Satellite Dish Cable TV Lawn Telephone Service High Speed Internet	<b>APPLIANCES &amp; EQUIPMENT</b> Range/Oven Dishwasher Garbage Disposal Refrigerator Washer Dryer Ceiling Fan Blinds Garage Door Opener	<b>FIRE SERVICE</b> Yes <b>VIEW</b> None <b>ENERGY RATING</b> None <b>ROAD ACCESS</b> Paved Gravel Maintained
<b>EXTERIOR FINISH</b> Cedar	<b>INTERIOR FEATURES</b> Arctic Entry Vaulted Ceiling Smoke Detectors Laminate Flooring	<b>SEWER</b> Public <b>WATER</b> Public	<b>TERMS</b> Cash/Refinance <b>SHOWING INSTRUCTIONS</b> Call Listing Licensee Appt Only 24-hr Notice
<b>ROOF</b> Shingle	<b>LAUNDRY</b> Garage	<b>ROAD SERVICE</b> Yes	
<b>BASEMENT</b> Crawl Space	<b>HEATING</b> OHWBB		
<b>WINDOWS</b> Thermal Pane Wood			

**FINANCIAL**

<b>Incentives</b>	N	<b>Taxes</b>	1973.12
<b>Mill Rate</b>	17.235	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	0379646	<b>FNSB Map #</b>	
<b>HOA Dues/Mo.</b>	0	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	3000	<b>Possession</b>	record
<b>Short Sale (Y/N)</b>	No	<b>Foreclosure (Y/N)</b>	No
<b>REO (Y/N)</b>	No		

**SOLD STATUS**

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

**REMARKS**

Cute 2 story townhome with a garage for under \$125,000! Kitchen, living room on main and 2 bedrooms and big bath up. There is a covered deck off the living room and a balcony off the master bedroom. Vaulted ceiling upstairs, tiled tub, new boiler in 04 and new laminate flooring on main level in 2009. There is a nice pathway from the deck to the cute yard that is fenced and has a storage shed.

**ADDITIONAL PICTURES****DISCLAIMER**

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