

**ALL FIELDS DETAIL**


<b>MLS #</b>	111577	<b>Construction</b>	2x6
<b>Status</b>	ACTIVE	<b>Foundation</b>	All Weather Wood
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	21-30 yrs
<b>Address</b>	2040 MARBLE COURT	<b>Garage Type</b>	Attached/HTD
<b>Address 2</b>		<b>Style</b>	2 Story
<b>City</b>	NORTH POLE		
<b>State</b>	AK		
<b>Zip</b>	99705		
<b>Area</b>	BADGER&RURAL NP		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$189,900		
<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>	DETACHED	<b># of Bedrooms</b>	4
<b># of Full Baths</b>	2	<b># of Partial Baths</b>	0
<b>Total Baths</b>	2	<b>Garage Capacity</b>	2
<b># of Acres</b>	0.9310	<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>	Tanada	<b>Lot (Tax Lot)</b>	23
<b>Block (Section)</b>	B	<b>Listing Date</b>	6/16/2009
<b>Expiration Date</b>	9/14/2009	<b>Owner</b>	CORPORATE
<b>Owner Phone</b>		<b>Tenant</b>	
<b>Tenant Phone</b>		<b>Elementary School</b>	Badger Road
<b>Middle School</b>	N. Pole Middle	<b>Senior High School</b>	N. Pole High
<b>Year Built</b>	1978	<b>Zoning</b>	General Use District - 1
<b>Zoning Overlay</b>	N/A	<b>Flood Zone</b>	X500
<b>Aprx. Lot Sq. Ft.</b>	40,555	<b>Aprx. Res. Sq. Ft.</b>	1744
<b>Aprx. Garage Sq. Ft.</b>	816	<b>Fuel/Gal Per Year</b>	UNK
<b>Electric/Month</b>	UNK	<b>CCRs Y/N</b>	No
<b>Sign Y/N</b>	Yes	<b>Upper Level # Bedrooms</b>	2
<b>Upper Level Baths</b>	1	<b>Upper Level XRM</b>	1
<b>Upper Level Apx. Sq. Ft.</b>		<b>Upper Lev. Unfin. Sq. Ft.</b>	
<b>Main Level # Bedrooms</b>	2	<b>Main Level Baths</b>	1
<b>Main Level XRM</b>		<b>Main Level Apx. Sq. Ft.</b>	
<b>Main Lev. Unfin. Sq. Ft.</b>		<b>Lower Level # Bedrooms</b>	N/A
<b>Lower Level Baths</b>	N/A	<b>Lower Level XRM</b>	
<b>Lower Level Apx. Sq. Ft.</b>		<b>Lower Lev. Unfin. Sq. Ft.</b>	
<b>Base/Below # Bedrooms</b>	N/A	<b>Base/Below Baths</b>	N/A
<b>Base/Below XRM</b>		<b>Base/Below Apx. Sq. Ft.</b>	
<b>Base/Below Unfin. Sq. Ft.</b>		<b>Living Room Apx. Size</b>	
<b>Living Room Level</b>		<b>Kitchen Apx. Size</b>	
<b>Kitchen Level</b>		<b>Dining Room Apx. Size</b>	
<b>Dining Room Level</b>		<b>Family Room Apx. Size</b>	
<b>Family Room Level</b>		<b>Master Bedroom Apx. Size</b>	
<b>Total Units</b>	1	<b>Master Bedroom Level</b>	
<b>Bedroom 2 Apx. Size</b>		<b>Bedroom 2 Level</b>	
<b>Off Market Date</b>		<b>Appointment Required</b>	No
<b>Mapping</b>		<b>Tax ID</b>	
<b>Update Date</b>	6/18/2009	<b>Status Date</b>	6/18/2009
<b>HotSheet Date</b>	6/18/2009	<b>Price Date</b>	6/18/2009
<b>Input Date</b>	6/18/2009 4:51:00 PM	<b>Associated Document Count</b>	0
<b>Original Price</b>	\$189,900	<b>Agent Hit Count</b>	6
<b>Client Hit Count</b>	12	<b>Cumulative DOM</b>	2
<b>Directions</b>	BADGER TO PLACK & ALL THE WAY TO THE END OF PLACK, CROSS OVER NELSON, 2ND STREET ON RIGHT	<b>Days On Market</b>	2
<b>Price/Aprx. Res.</b>	\$108.89		

**FEATURES**

<b>DESIGN</b> 2 Story	<b>BASEMENT</b> None	<b>OTHER ROOMS</b> Family Room	<b>SEWER</b> Septic
<b>EXTERIOR FINISH</b> T1-11	<b>WINDOWS</b> Thermal Pane	<b>LAUNDRY</b> Main Level	<b>WATER</b> Private Well
<b>ROOF</b> Metal	<b>EXTERIOR FEATURES</b> Deck/Patio RV Parking Shed Lawn Telephone Service	<b>HEATING</b> OHWBB	<b>DOCUMENTS ON FILE</b> Survey Other/See Remarks
	<b>INTERIOR FEATURES</b> Smoke Detectors	<b>APPLIANCES &amp; EQUIPMENT</b> Range/Oven Dishwasher Refrigerator Washer Dryer Blinds	<b>TERMS</b> Cash/Refinance
			<b>SHOWING INSTRUCTIONS</b> Call Listing Licensee Vacant Lock Box

**FINANCIAL**

<b>Incentives</b>	N	<b>Taxes</b>	2802.24
<b>Mill Rate</b>	14.717	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	0157783	<b>FNSB Map #</b>	222A1
<b>HOA Dues/Mo.</b>	N/A	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	3500\	<b>Possession</b>	RECORDING

**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**

GREAT LOCATION, HOME HAS HAD A LOT OF UPGRADES. NEW KITCHEN, SEPARATE LAUNDRY ROOM, LAMINATE IN KITCHEN, NICE ENTRY, BIG GARAGE WITH WORK AREA, GOOD PARKING, BIG LAWN, BIG STORAGE SHED, END OF CUL DE SAC, VERY PRIVATE. 2 BEDROOMS 1 BATH DOWN (WITH JETTED TUB), 2 BEDROOMS 1 BATH UP ALONG WITH FAMILY ROOM. ACCORDING TO HISTORICAL RECORDS BOILER WAS NEW IN 2000, NEW ROOF & SEPTIC 10 YEARS AGO).

**ADDENDUM**

THIS IS A BANK OF AMERICA REO BEING SOLD AS-IS. ALL OFFERS NEED TO PROVIDE A PRE-APPROVAL LETTER BY A BANK OF AMERICA BRANCH OFFICE. BANK OF AMERICA 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 - BRYAN SCORESBY AT 907-352-4504 OR EMAIL HIM AT BRYAN\_SCORESBY@BANKOFAMERICA.COM)

**ADDITIONAL PICTURES****DISCLAIMER**

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