

ALL FIELDS DETAIL



MLS #	111565	Construction	2x4
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	31 + yrs
Address	2355 BADGER ROAD	Garage Type	Attached/HTD
Address 2		Style	2 Story
City	NORTH POLE		
State	AK		
Zip	99705		
Area	BADGER&RURAL NP		
Class	RESIDENTIAL		
Asking Price	\$186,000		
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	3
# of Full Baths	2	# of Partial Baths	0
Total Baths	2	Garage Capacity	3
# of Acres	1.0573	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	Badger Park	Lot (Tax Lot)	3
Block (Section)	3	Listing Date	6/17/2009
Expiration Date	9/16/2009	Owner	WELLS FARGO
Owner Phone		Tenant	
Tenant Phone		Elementary School	Badger Road
Middle School	N. Pole Middle	Senior High School	N. Pole High
Year Built	1964	Zoning	General Use District - 1
Zoning Overlay	N/A	Flood Zone	X500
Aprx. Lot Sq. Ft.	46,054	Aprx. Res. Sq. Ft.	1600
Aprx. Garage Sq. Ft.	1400	Fuel/Gal Per Year	UNK
Electric/Month	UNK	CCRs Y/N	No
Sign Y/N	Yes	Upper Level # Bedrooms	N/A
Upper Level Baths	N/A	Upper Level XRM	
Upper Level Apx. Sq. Ft.		Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	3	Main Level Baths	2
Main Level XRM		Main Level Apx. Sq. Ft.	
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	0
Lower Level Baths	0	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		Kitchen Apx. Size	
Kitchen Level		Dining Room Apx. Size	
Dining Room Level		Family Room Apx. Size	
Family Room Level		Master Bedroom Apx. Size	
Total Units	1	Master Bedroom Level	
Bedroom 2 Apx. Size		Bedroom 2 Level	
Off Market Date		Appointment Required	No
Mapping		Tax ID	
Update Date	6/17/2009	Status Date	6/17/2009
HotSheet Date	6/17/2009	Price Date	6/17/2009
Input Date	6/17/2009 7:47:00 PM	Associated Document Count	0
Original Price	\$186,000	Agent Hit Count	1
Client Hit Count	0	Cumulative DOM	0
Directions	FROM FIRST BADGER EXIT, ON THE RIGHT SOON AFTER NORDALE ROAD.	Price/Aprx. Res.	\$116.25

FEATURES

DESIGN	EXTERIOR FEATURES	LAUNDRY	ROAD SERVICE
2 Story	Deck/Patio	Lower Level	Yes

FEATURES**EXTERIOR FINISH**

Cedar

ROOF

Shingle

BASEMENT

None

WINDOWS

Thermal Pane

Wood

RV Parking

Fixer-Upper

Horse Property

Shed

Lawn

Natural

Telephone Service

INTERIOR FEATURES

Wood Stove

Jetted Tub

Smoke Detectors

OTHER ROOMS

Workshop

HEATING

OHWBB

APPLIANCES & EQUIPMENT

Range/Oven

Refrigerator

Water Softener

Ceiling Fan

Blinds

Garage Door Opener

SEWER

Septic

WATER

Private Well

FIRE SERVICE

Yes

ROAD ACCESS

Paved

Maintained

DOCUMENTS ON FILE

Survey

TERMS

Cash/Refinance

SHOWING INSTRUCTIONS

Call Listing Licensee

Vacant

Lock Box

FINANCIAL**Incentives**

N

Mill Rate

13.943

Tax Parcel

0288551

HOA Dues/Mo.

N/A

Min. Earnest Money

3500

Taxes

2663

Internet Y/N

Yes

FNSB Map #

212D2

Assessments Y/N/UNK

No

Possession

RECORDING

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

THIS IS A GREAT OPPORTUNITY WITH HIGHWAY FRONTAGE, A BIG YARD, AND 3 GARAGES. THE MAIN LIVING AREA IS ABOVE THE GARAGES. DECK IN FRONT & BACK, FULLY FUNCTIONAL, RECENT NEW BOILER. THIS IS A FIXER UPPER BUT COULD BE A REALLY ATTRACTIVE PROPERTY. BEING SOLD "AS-IS", SHOULD FINANCE OKAY.

ADDENDUM

Please have any offers include a preapproval letter from Wells Fargo even if your client may be getting a loan from another institution. VACANT - LOCKBOX. This is an REO property & even if an offer is accepted it will be responded to on a counter offer form. 2-3 day turnaround for response is typical. Leave message with listing licensee of showings for tracking purposes. Being sold AS-IS. All CASH offers are eligible for an expedited closing pending clear title and/or hazard claim resolution of approximately 15 business days.

ADDITIONAL PICTURES**DISCLAIMER**

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