

ALL FIELDS DETAIL



MLS #	112719	Construction	2x6
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	0-5 yrs
Address	2701 17TH AVENUE	Garage Type	Attached/HTD
Address 2		Style	Ranch
City	Fairbanks		
State	AK		
Zip	99709		
Area	SOUTH FAIRBANKS		
Class	RESIDENTIAL		
Asking Price	\$224,800		
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	2
# of Acres	0.1773	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	Morgan Park	Lot (Tax Lot)	8
Block (Section)	2	Listing Date	12/9/2009
Expiration Date	3/9/2010	Owner	BAC/Bank of America
Owner Phone	n/a	Tenant	n/a
Tenant Phone	n/a	Elementary School	Hunter
Middle School	Ryan	Senior High School	Lathrop
Year Built	2005	Zoning	Multiple-Family Residential District
Zoning Overlay	SLA/Special Landscape Are	Flood Zone	X500
Aprx. Lot Sq. Ft.	7722	Aprx. Res. Sq. Ft.	1320
Aprx. Garage Sq. Ft.	414	Fuel/Gal Per Year	unk
Electric/Month	unk	CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	0
Upper Level Baths	0	Upper Level XRM	0
Upper Level Apx. Sq. Ft.	0	Upper Lev. Unfin. Sq. Ft.	0
Main Level # Bedrooms	3	Main Level Baths	2
Main Level XRM	0	Main Level Apx. Sq. Ft.	1320
Main Lev. Unfin. Sq. Ft.	0	Lower Level # Bedrooms	0
Lower Level Baths	0	Lower Level XRM	0
Lower Level Apx. Sq. Ft.	0	Lower Lev. Unfin. Sq. Ft.	0
Base/Below # Bedrooms	0	Base/Below Baths	0
Base/Below XRM	0	Base/Below Apx. Sq. Ft.	0
Base/Below Unfin. Sq. Ft.	0	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	M
Off Market Date		Appointment Required	No
Mapping		Tax ID	
Update Date	12/9/2009	Status Date	12/9/2009
HotSheet Date	12/9/2009	Price Date	12/9/2009
Input Date	12/9/2009 8:57:00 PM	Associated Document Count	0
Original Price	\$224,800	Agent Hit Count	1
Client Hit Count	14	Cumulative DOM	1
Directions	Peger Road to R on 17th. Go several blocks. It is across from the new condo project, corner of 17th and Ada	# of Parking Spaces	4
Days On Market	1	Price/Aprx. Res.	\$170.30

FEATURES

DESIGN Ranch	EXTERIOR FEATURES Deck/Patio Cable TV Natural Telephone Service High Speed Internet	HEATING Oil Radiant Floor	VIEW None
EXTERIOR FINISH Lap Siding Vinyl	INTERIOR FEATURES Jetted Tub Vaulted Ceiling Smoke Detectors HRV	APPLIANCES & EQUIPMENT Range/Oven Dishwasher Microwave Refrigerator Ceiling Fan	ENERGY RATING None
ROOF Shingle	OTHER ROOMS Den/Study Master Suite	SEWER Public	ROAD ACCESS Paved Maintained
BASEMENT Crawl Space	LAUNDRY Main Level Other/See Remarks	WATER Public	DOCUMENTS ON FILE Survey Other/See Remarks
WINDOWS Thermal Pane Vinyl		ROAD SERVICE Yes	TERMS Cash/Refinance
		FIRE SERVICE Yes	SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box

FINANCIAL

Incentives	N	Taxes	4219
Mill Rate	17.113	Internet Y/N	Yes
Tax Parcel	0565229	FNSB Map #	311D11
HOA Dues/Mo.	n/a	Assessments Y/N/UNK	No
Min. Earnest Money	3500	Possession	record

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

Here is a great opportunity to get a beautiful almost new home in town. This is a little beauty with a great floor plan, 3 bedrooms and 2 baths and a nice laundry room too. The kitchen is huge and adjoins the dining area that exits to the covered patio, (breakfast bar too) and is partly open to the living room. The first bedroom off the living area is set up to be either an office, den or 3rd bedroom. The master is large with a door to the deck and big private bath.

ADDENDUM

Don't wait around this will go fast. It feels much bigger then 1320 square feet. All offers must be accompanied by a pre approval letter from Bank of America although you can use your own bank if you wish. Contact Bryan at bryan.scoresby.com or call him at 907-357-5890. All cash offers must show proof of cash with the offer when submitted. Property being sold "where is as is."

ADDITIONAL PICTURES**DISCLAIMER**

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