

ALL FIELDS DETAIL



MLS #	112718	Construction	2x6
Status	ACTIVE	Foundation	Poured Concrete
Type	SINGLE FAMILY	Age	21-30 yrs
Address	559 YAK ROAD	Garage Type	Attached/HTD
Address 2		Style	2 Story
City	Fairbanks		
State	AK		
Zip	99701		
Area	SW RURAL FBKS		
Class	RESIDENTIAL		
Asking Price	\$212,900		
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	3
# of Full Baths	2	# of Partial Baths	0
Total Baths	2	Garage Capacity	2
# of Acres	1.8366	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	Westhaven	Lot (Tax Lot)	2
Block (Section)	n/a	Listing Date	12/9/2009
Expiration Date	3/9/2010	Owner	Bank of America/BAC
Owner Phone	n/a	Tenant	n/a
Tenant Phone	n/a	Elementary School	University Park
Middle School	Randy Smith	Senior High School	West Valley
Year Built	1984	Zoning	Rural Estate Districts-2
Zoning Overlay	n/a	Flood Zone	X
Aprx. Lot Sq. Ft.	80,001	Aprx. Res. Sq. Ft.	1885
Aprx. Garage Sq. Ft.	500	Fuel/Gal Per Year	unk
Electric/Month	unk	CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	3
Upper Level Baths	1	Upper Level XRM	0
Upper Level Apx. Sq. Ft.	1230	Upper Lev. Unfin. Sq. Ft.	0
Main Level # Bedrooms	0	Main Level Baths	1
Main Level XRM	1	Main Level Apx. Sq. Ft.	655
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	u	Kitchen Apx. Size	
Kitchen Level	u	Dining Room Apx. Size	
Dining Room Level	u	Family Room Apx. Size	
Family Room Level	m	Master Bedroom Apx. Size	
Total Units	1	Master Bedroom Level	u
Bedroom 2 Apx. Size		Bedroom 2 Level	u
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 7:59:00 PM	Associated Document Count	2
Original Price	\$212,900	Agent Hit Count	14
Client Hit Count	45	Cumulative DOM	1
Directions	Chena Ridge to R on Yak Road to 559. House is on the left almost at the end.	# of Parking Spaces	8
Days On Market	1	Price/Aprx. Res.	\$112.94

FEATURES

DESIGN 2 Story	EXTERIOR FEATURES Deck/Patio RV Parking Lawn Natural Telephone Service	HEATING OHWBB	ENERGY RATING None
EXTERIOR FINISH T1-11 Lap Siding	INTERIOR FEATURES Smoke Detectors Laminate Flooring	APPLIANCES & EQUIPMENT Range/Oven Dishwasher	ROAD ACCESS Paved Maintained
ROOF Shingle	OTHER ROOMS Family Room	SEWER Septic	DOCUMENTS ON FILE Survey Other/See Remarks
BASEMENT None	LAUNDRY Main Level Garage	WATER Public	TERMS Cash/Refinance
WINDOWS Thermal Pane Wood		ROAD SERVICE No	SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box
		FIRE SERVICE Yes	
		VIEW Territorial	

FINANCIAL

Incentives	N	Taxes	3236
Mill Rate	15.223	Internet Y/N	Yes
Tax Parcel	0385671	FNSB Map #	312A3
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 nice home close to the University and in the hills. It is hooked up to College Utilities water and sets on a big 1.8 acre lot. The upper level is the main living area with 3 bedrooms and 1 bath and the main or ground level could be additional living space with a family room and bath or it could be an apartment. It has a second kitchen. This is a bank owned property and is being sold "as is". It appears to have been properly winterized prior to my getting the assignment.

ADDENDUM

All offers must be accompanied by a prequalification letter from Bank of America even tho you can use any bank you choose. Contact Bryan Scoresby at bryan.scoresby@bank of america.com or call him at 907-357-5890. All cash offers must be accompanied by proof of funds.

ADDITIONAL PICTURES**DISCLAIMER**

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