

ALL FIELDS DETAIL



MLS #	117956	Construction	2x6
Status	ACTIVE	Foundation	All Weather Wood
Type	SINGLE FAMILY	Age	21-30 yrs
Address	5810 MAGGIE DRIVE	Garage Type	None
Address 2		Style	1.5 Story
City	Salcha		
State	AK		
Zip	99714		
Area	SALCHA		
Class	RESIDENTIAL		
Asking Price	\$48,900		
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	1	# of Partial Baths	0
Total Baths	1	Garage Capacity	0
# of Acres	2.1460	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	Loveless	Lot (Tax Lot)	3
Block (Section)	N/A	Listing Date	10/14/2011
Expiration Date	1/12/2012	Owner	BAC/VA
Owner Phone		Tenant	
Tenant Phone		Elementary School	Salcha
Middle School	Eielson	Senior High School	Eielson
Year Built	1985	Zoning	General Use District - 1
Zoning Overlay	N/A	Flood Zone	A
Aprx. Lot Sq. Ft.	93,479	Aprx. Res. Sq. Ft.	1272
Aprx. Garage Sq. Ft.	0	Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	No
Sign Y/N	Yes	Upper Level # Bedrooms	1
Upper Level Baths	0	Upper Level XRM	
Upper Level Apx. Sq. Ft.		Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	2	Main Level Baths	1
Main Level XRM		Main Level Apx. Sq. Ft.	
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	---
Lower Level Baths	---	Lower Level XRM	
Lower Level Apx. Sq. Ft.		Lower Lev. Unfin. Sq. Ft.	
Base/Below # Bedrooms	---	Base/Below Baths	---
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
Search By Map		Tax ID	
Update Date	10/17/2011	Status Date	10/17/2011
HotSheet Date	10/17/2011	Price Date	10/17/2011
Input Date	10/17/2011 5:32:00 PM	Associated Document Count	0
Original Price	\$48,900	Agent Hit Count	10
Client Hit Count	8	Cumulative DOM	3
Directions	South on Richardson Highway, just past Knotty Shop, right on Maggie Dr, property on right	# of Parking Spaces	
Days On Market	3	Price/Aprx. Res.	\$38.44

FEATURES

DESIGN 1.5 Story	WINDOWS Thermal Pane Wood	OTHER ROOMS Loft	ROAD SERVICE No
EXTERIOR FINISH Cedar	EXTERIOR FEATURES Deck/Patio RV Parking	LAUNDRY Main Level	FIRE SERVICE No
ROOF Metal	Natural Horse Property	HEATING OHWBB	ROAD ACCESS Gravel
BASEMENT None	Telephone Service Dog Teams	APPLIANCES & EQUIPMENT Range/Oven Refrigerator Ceiling Fan	TERMS Cash/Refinance
	INTERIOR FEATURES Wood Stove Hardwood Floors Vaulted Ceiling Smoke Detectors	SEWER Septic	SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box
		WATER Private Well	

FINANCIAL

Incentives		Taxes	1822
Mill Rate	12.9	Internet Y/N	Yes
Tax Parcel	0427659	FNSB Map #	243F1
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	2%	Possession	Recording
Short Sale (Y/N)	No	Foreclosure (Y/N)	Yes
REO (Y/N)	Yes		

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

SEVERE MOLD ISSUE - SEE ATTACHED MOLD REPORT. ENTER AT YOUR OWN RISK. BRING FLASHLIGHT. Being sold AS-IS. This is a darling little home with 2 bedrooms on the main level and a loft bedroom up. Big family room plus living room. There is a footing poured in the rear for a future addition or garage. Heat & water systems were frozen and are broken. Apparently the house got wet and was closed up for a period of time which caused the mold. Charming site with several nice outbuildings. This is a VA owned property.

ADDENDUM

Realtors: Call listing office 456-6000 leave message and show. Lockbox, vacant. SEVERE MOLD ISSUE - ENTER AT YOUR OWN RISK. This is a VA owned property and VA Vendee financing is available. Get"0"down, a low interest rate and 30 year term. Investors can buy too with only 5% down. Contact Stephanie Warner at 1-800-850-7655 ext 1450822 or email her at stephanie2.johnston@bankofamerica.com. All offers must be accompanied by a pre qualification letter from Bank of America regardless where thebuyer is getting financing.

ADDITIONAL PICTURES



DISCLAIMER

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