

**ALL FIELDS DETAIL**



<b>MLS #</b>	111582	<b>Construction</b>	2x4
<b>Status</b>	ACTIVE	<b>Foundation</b>	Poured Concrete
<b>Type</b>	DUPLEX	<b>Age</b>	31 + yrs
<b>Address</b>	703 GRADELLE AVENUE	<b>Garage Type</b>	Attached/HTD
<b>Address 2</b>		<b>Style</b>	2 Story
<b>City</b>	Fairbanks		
<b>State</b>	AK		
<b>Zip</b>	99709		
<b>Area</b>	WEST FAIRBANKS		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$169,900		
<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>	ATTACHED	<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>	0.3240	<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>	Mckinley Acres	<b>Lot (Tax Lot)</b>	13 & 14
<b>Block (Section)</b>	2	<b>Listing Date</b>	6/16/2009
<b>Expiration Date</b>	10/20/2009	<b>Owner</b>	Corporate
<b>Owner Phone</b>	n/a	<b>Tenant</b>	n/a
<b>Tenant Phone</b>	n/a	<b>Elementary School</b>	University Park
<b>Middle School</b>	Ryan	<b>Senior High School</b>	West Valley
<b>Year Built</b>	1964	<b>Zoning</b>	Two-Family Residential District
<b>Zoning Overlay</b>	n/a	<b>Flood Zone</b>	X500
<b>Aprx. Lot Sq. Ft.</b>	14,113	<b>Aprx. Res. Sq. Ft.</b>	2064
<b>Aprx. Garage Sq. Ft.</b>	864	<b>Fuel/Gal Per Year</b>	unk
<b>Electric/Month</b>	unk	<b>CCRs Y/N</b>	Yes
<b>Sign Y/N</b>	Yes	<b>Upper Level # Bedrooms</b>	2
<b>Upper Level Baths</b>	1	<b>Upper Level XRM</b>	
<b>Upper Level Apx. Sq. Ft.</b>	1200	<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>	864
<b>Main Lev. Unfin. Sq. Ft.</b>		<b>Lower Level # Bedrooms</b>	0
<b>Lower Level Baths</b>	0	<b>Lower Level XRM</b>	0
<b>Lower Level Apx. Sq. Ft.</b>	0	<b>Lower Lev. Unfin. Sq. Ft.</b>	0
<b>Base/Below # Bedrooms</b>	0	<b>Base/Below Baths</b>	0
<b>Base/Below XRM</b>	0	<b>Base/Below Apx. Sq. Ft.</b>	0
<b>Base/Below Unfin. Sq. Ft.</b>	0	<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>	2	<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>	8/17/2009	<b>Status Date</b>	6/18/2009
<b>HotSheet Date</b>	8/17/2009	<b>Price Date</b>	8/17/2009
<b>Input Date</b>	6/18/2009 7:56:00 PM	<b>Associated Document Count</b>	1
<b>Original Price</b>	\$215,000	<b>Agent Hit Count</b>	61
<b>Client Hit Count</b>	124	<b>Cumulative DOM</b>	62
<b>Directions</b>	Geist to Gradelle just a short ways on the left	<b># of Parking Spaces</b>	
<b>Days On Market</b>	62	<b>Price/Aprx. Res.</b>	\$82.32

**FEATURES**

<b>DESIGN</b> 2 Story	<b>EXTERIOR FEATURES</b> Deck/Patio RV Parking Cable TV Lawn Natural Telephone Service High Speed Internet	<b>APPLIANCES &amp; EQUIPMENT</b> Range/Oven Refrigerator	<b>ENERGY RATING</b> None
<b>EXTERIOR FINISH</b> T1-11		<b>SEWER</b> Public	<b>ROAD ACCESS</b> Paved Maintained
<b>ROOF</b> Shingle		<b>WATER</b> Public	<b>DOCUMENTS ON FILE</b> Survey Other/See Remarks
<b>BASEMENT</b> None	<b>INTERIOR FEATURES</b> Fireplace Arctic Entry Smoke Detectors	<b>ROAD SERVICE</b> Yes	<b>TERMS</b> Cash/Refinance
<b>WINDOWS</b> Thermal Pane Wood	<b>LAUNDRY</b> Garage	<b>FIRE SERVICE</b> Yes	<b>SHOWING INSTRUCTIONS</b> Call Listing Licensee Vacant Lock Box
	<b>HEATING</b> OHWBB	<b>WATERFRONT</b> Slough	
		<b>VIEW</b> None	

**FINANCIAL**

<b>Incentives</b>	Yes/See Remarks	<b>Taxes</b>	1782
<b>Mill Rate</b>	16.185	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	0258784	<b>FNSB Map #</b>	311C31
<b>HOA Dues/Mo.</b>	n/a	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	3500	<b>Possession</b>	record

**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**

\$1000 BONUS TO BUYER'S AGENT IF UNDER CONTRACT BY 8/30/09 (MUST CLOSE TO RECEIVE BONUS). Nice fully functional duplex on big double lot with dry slough frontage in rear. Great location close to West Valley & U of A. Big backyard, concrete drive, 2nd floor deck, attached heated garage, average condition with fireplace in each unit (I have no information on their condition) rent for lower unit was \$1000 plus electric. Large common entry to accomodate both units. Garage is partially divided fro privacy.

**ADDENDUM**

Offers must be accompanied by a pre qualification letter from Wells Fargo to be considered although the buyer can finance wherever they wish. Property is being sold as "as is". \$1000 BONUS TO BUYER'S AGENT IF UNDER CONTRACT BY 8/30/09 (MUST CLOSE TO RECEIVE BONUS).

**ADDITIONAL PICTURES****DISCLAIMER**

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