

ALL FIELDS DETAIL



MLS #	116926	Construction	See Remarks
Status	ACTIVE	Foundation	Poured Concrete
Type	SINGLE FAMILY	Age	11-15 yrs
Address	7415 CHENA HOT SPRINGS ROAD	Garage Type	Attached/HTD
		Style	2 Story
Address 2			
City	FAIRBANKS		
State	AK		
Zip	99712		
Area	CHENA HOTSPRNGS		
Class	RESIDENTIAL		
Asking Price	\$274,900		
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	3
# of Acres	2.8237	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	2.5
Subd. Township/Range	Wallis	Lot (Tax Lot)	1
Block (Section)	N/A	Listing Date	6/8/2011
Expiration Date	9/6/2011	Owner	R & S DICKMAN TRUST
Owner Phone		Tenant	
Tenant Phone		Elementary School	Two Rivers
Middle School	N. Pole Middle	Senior High School	N. Pole High
Year Built	1997	Zoning	General Use District - 1
Zoning Overlay	N/A	Flood Zone	X
Aprx. Lot Sq. Ft.	123,000	Aprx. Res. Sq. Ft.	1766
Aprx. Garage Sq. Ft.	1232	Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	No
Sign Y/N	Yes	Upper Level # Bedrooms	2
Upper Level Baths	1	Upper Level XRM	1
Upper Level Apx. Sq. Ft.	740	Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	1	Main Level Baths	1
Main Level XRM	1	Main Level Apx. Sq. Ft.	1026
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	M	Kitchen Apx. Size	
Kitchen Level	M	Dining Room Apx. Size	
Dining Room Level	M	Family Room Apx. Size	
Family Room Level	U	Master Bedroom Apx. Size	
Total Units		Master Bedroom Level	U
Bedroom 2 Apx. Size		Bedroom 2 Level	M
Off Market Date		Appointment Required	Yes
Search By Map		Tax ID	
Update Date	6/8/2011	Status Date	6/8/2011
HotSheet Date	6/8/2011	Price Date	6/8/2011
Input Date	6/8/2011 7:35:00 PM	Associated Document Count	0
Original Price	\$274,900	Agent Hit Count	25
Client Hit Count	11	Cumulative DOM	1

GENERAL

Directions 1ST RIGHT AFTER MARKEY DRIVE # of Parking Spaces
(ABOUT 23 MILE), FOLLOW ROAD
TO END. (TURN INTO PARKING LOT
OF LAUNDRY AND GO TO THE
RIGHT DOWN THE ROAD)

Days On Market 1 **Price/Aprx. Res.** \$155.66

FEATURES

DESIGN 2 Story Contemporary	INTERIOR FEATURES Fireplace Jetted Tub	HEATING Radiant Floor	ROAD SERVICE Yes
EXTERIOR FINISH Lap Siding Vinyl	Walk In Closets Hardwood Floors	APPLIANCES & EQUIPMENT Cook Top Wall Oven	FIRE SERVICE No
ROOF Metal	Tile Floor Vaulted Ceiling	Dishwasher Garbage Disposal	ENERGY RATING Five
BASEMENT None	Smoke Detectors HRV	Microwave Trash Compactor	ROAD ACCESS Gravel
WINDOWS Thermal Pane Vinyl	OTHER ROOMS Family Room Mud Room Master Suite	Refrigerator Central Vacuum Ceiling Fan Blinds	TERMS Cash/Refinance
EXTERIOR FEATURES Deck/Patio RV Parking Horse Property Lawn Natural Telephone Service High Speed Internet	LAUNDRY Main Level Garage	Garage Door Opener SEWER Septic WATER Private Well	SHOWING INSTRUCTIONS Call Listing Licensee Appt Only Lock Box

FINANCIAL

Incentives	N	Taxes	2759
Mill Rate	12.9	Internet Y/N	Yes
Tax Parcel	0510408	FNSB Map #	114G
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	2%	Possession	RECORDING
Short Sale (Y/N)	No	Foreclosure (Y/N)	No
REO (Y/N)	No		

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

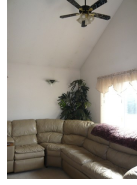
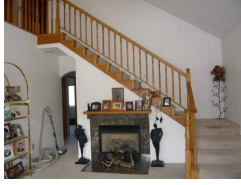
REMARKS

LOVELY HOME IN TWO RIVERS! GORGEOUS KITCHEN, BEAUTIFUL LIVING ROOM WITH VAULTED CEILING, HUGE MASTER WITH BATH & BALCONY. FIREPLACE, 3 CAR GARAGE, VINYL SIDING, RADIANT HEAT THROUGHOUT, PUR'S, EXTENSIVE AUTOMATIC SPRINKLING SYSTEM FOR LAWN. 2 BDRMS & FAMILY ROOM ON MAIN LEVEL; MASTER ON 2ND FLOOR. LOTS OF PRIVACY ON 2.83 ACRES. SELLER HAS AN EXTENSIVE SOLAR ENERGY SOURCE ON A PORTABLE BUILDING & WILL NEGOTIATE WITH BUYER TO KEEP IN PLACE FOR ANOTHER YEAR SO HE CAN FINISH HIS TESTING. MORE AMENITIES: BUILT-IN SPEAKERS IN FAMILY ROOM FOR SURROUND SOUND WITH MASTER CONTROL, ELECTRIC W/D HOOK-UPS IN GARAGE AS WELL GAS HOOK-UPS IN HALL ON MAIN LEVEL, MASTER BATH HAS DOUBLE SHOWER HEADS WITH AUTO TEMP CONTROL. SKETCH ATTACHED FOR WALL CONSTRUCTION: R-19 FG, +1" THERMAX + 1" FIRRED OVER VAPOR BARRIER.

ADDENDUM

REALTORS: CALL LISTING OFFICE FOR APPT 456-6000.

ADDITIONAL PICTURES



DISCLAIMER

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