

**ALL FIELDS DETAIL**



<b>MLS #</b>	115487	<b>Construction</b>	See Remarks
<b>Status</b>	ACTIVE	<b>Foundation</b>	Poured Concrete
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	31 + yrs
<b>Address</b>	869 6TH AVENUE	<b>Garage Type</b>	None
<b>Address 2</b>		<b>Style</b>	Ranch
<b>City</b>	Kotzebue		
<b>State</b>	AK		
<b>Zip</b>	99752		
<b>Area</b>	OUT OF AREA		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$81,700		
<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>	DETACHED	<b># of Bedrooms</b>	3
<b># of Full Baths</b>	2	<b># of Partial Baths</b>	0
<b>Total Baths</b>	2	<b>Garage Capacity</b>	0
<b># of Acres</b>	0.1640	<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>	Us Survey 2394	<b>Lot (Tax Lot)</b>	7A
<b>Block (Section)</b>	14	<b>Listing Date</b>	11/23/2010
<b>Expiration Date</b>	5/26/2011	<b>Owner</b>	BAC
<b>Owner Phone</b>	n/a	<b>Tenant</b>	n/a
<b>Tenant Phone</b>	n/a	<b>Elementary School</b>	Other
<b>Middle School</b>	Other	<b>Senior High School</b>	Other
<b>Year Built</b>	1976	<b>Zoning</b>	None
<b>Zoning Overlay</b>	n/a	<b>Flood Zone</b>	C
<b>Aprx. Lot Sq. Ft.</b>	7146	<b>Aprx. Res. Sq. Ft.</b>	1768
<b>Aprx. Garage Sq. Ft.</b>	0	<b>Fuel/Gal Per Year</b>	unk
<b>Electric/Month</b>	unk	<b>CCRs Y/N</b>	No
<b>Sign Y/N</b>	No	<b>Upper Level # Bedrooms</b>	n/a
<b>Upper Level Baths</b>	n/a	<b>Upper Level XRM</b>	n/a
<b>Upper Level Apx. Sq. Ft.</b>	n/a	<b>Upper Lev. Unfin. Sq. Ft.</b>	n/a
<b>Main Level # Bedrooms</b>	3	<b>Main Level Baths</b>	2
<b>Main Level XRM</b>	0	<b>Main Level Apx. Sq. Ft.</b>	1768
<b>Main Lev. Unfin. Sq. Ft.</b>	0	<b>Lower Level # Bedrooms</b>	n/a
<b>Lower Level Baths</b>	n/a	<b>Lower Level XRM</b>	n/a
<b>Lower Level Apx. Sq. Ft.</b>	n/a	<b>Lower Lev. Unfin. Sq. Ft.</b>	n/a
<b>Base/Below # Bedrooms</b>	n/a	<b>Base/Below Baths</b>	n/a
<b>Base/Below XRM</b>	n/a	<b>Base/Below Apx. Sq. Ft.</b>	n/a
<b>Base/Below Unfin. Sq. Ft.</b>	n/a	<b>Living Room Apx. Size</b>	
<b>Living Room Level</b>	M	<b>Kitchen Apx. Size</b>	
<b>Kitchen Level</b>	M	<b>Dining Room Apx. Size</b>	
<b>Dining Room Level</b>	M	<b>Family Room Apx. Size</b>	
<b>Family Room Level</b>		<b>Master Bedroom Apx. Size</b>	
<b>Total Units</b>	1	<b>Master Bedroom Level</b>	M
<b>Bedroom 2 Apx. Size</b>		<b>Bedroom 2 Level</b>	M
<b>Off Market Date</b>		<b>Appointment Required</b>	No
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	2/25/2011	<b>Status Date</b>	11/23/2010
<b>HotSheet Date</b>	2/25/2011	<b>Price Date</b>	2/25/2011
<b>Input Date</b>	11/23/2010 10:43:00 PM	<b>Associated Document Count</b>	1
<b>Original Price</b>	\$149,900	<b>Agent Hit Count</b>	56
<b>Client Hit Count</b>	51	<b>Cumulative DOM</b>	94
<b>Directions</b>	Fly to Kotzebue and see map.	<b># of Parking Spaces</b>	4
<b>Days On Market</b>	94	<b>Price/Apx. Res.</b>	\$46.21

**FEATURES**

<b>DESIGN</b> Ranch	<b>INTERIOR FEATURES</b> Arctic Entry Smoke Detectors	<b>SEWER</b> Public	<b>ROAD ACCESS</b> Gravel Maintained
<b>EXTERIOR FINISH</b> T1-11	<b>LAUNDRY</b> Main Level	<b>WATER</b> Public	<b>DOCUMENTS ON FILE</b> Other/See Remarks
<b>ROOF</b> Metal	<b>HEATING</b> OFA Monitor/Toyo	<b>ROAD SERVICE</b> Yes	<b>TERMS</b> Cash/Refinance
<b>BASEMENT</b> Crawl Space	<b>APPLIANCES &amp; EQUIPMENT</b> Range/Oven Dishwasher	<b>FIRE SERVICE</b> Yes	<b>SHOWING INSTRUCTIONS</b> Call Listing Licensee Vacant Lock Box
<b>WINDOWS</b> Wood Vinyl		<b>VIEW</b> None	
<b>EXTERIOR FEATURES</b> Natural Telephone Service		<b>ENERGY RATING</b> None	

**FINANCIAL**

<b>Incentives</b>		<b>Taxes</b>	n/a
<b>Mill Rate</b>	n/a	<b>Internet Y/N</b>	No
<b>Tax Parcel</b>	n/a	<b>FNSB Map #</b>	n/a
<b>HOA Dues/Mo.</b>	n/a	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	2%	<b>Possession</b>	record
<b>Short Sale (Y/N)</b>	No	<b>Foreclosure (Y/N)</b>	Yes
<b>REO (Y/N)</b>	No		

**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**

Original construction is 2X4, but evidently upgraded with additional insulation to equal a 2X6 wall. Foundation is a poured concrete slab. Licensee has not personally viewed this property. Appraisal has been done recently to determine value. No taxes, no zoning, no covenants but it is on public water and sewer. It appears to be modular construction. The exterior needs paint. Some wooden windows have been replaced with new vinyl windows. Legal is US Survey 4498 Tract A, schools are Kotzebue schools.

**ADDENDUM**

Call for information regarding access via lockbox to show this unit. Utilities are all connected but heat is not on. Property has been winterized. This property is being sold "where is as is". All offers must be accompanied by a pre-qualification letter from Bank of America regardless which bank is used. This property qualifies for VA Vendee financing. Veteran or not, a buyer can purchase with ?0? down, low interest rates, and a 30 year term. Investors can get the same loan with 5% down. Email Stephanie Warner at stephanie2.johnston@bankofamerica.com or call her at 800-850-7655 ext 1450822 to get pre-qualified. All offers must be accompanied by a pre-qualification letter. Cash offers must show 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.