

ALL FIELDS DETAIL



MLS #	117643	Construction	Log
Status	ACTIVE	Foundation	Post On Pad
Type	SINGLE FAMILY	Age	31 + yrs
Address	977 EL DORADO ROAD	Garage Type	Detached/HTD
Address 2		Style	Ranch
City	FAIRBANKS		
State	AK		
Zip	99709		
Area	RURAL FAIRBANKS		
Class	RESIDENTIAL		
Asking Price	\$169,900		
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	2
# of Full Baths	1	# of Partial Baths	0
Total Baths	1	Garage Capacity	2
# of Acres	2.7740	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	Musk Ox	Lot (Tax Lot)	11
Block (Section)	4	Listing Date	8/29/2011
Expiration Date	3/13/2012	Owner	BAC/VA
Owner Phone		Tenant	
Tenant Phone		Elementary School	Pearl Creek
Middle School	Randy Smith	Senior High School	West Valley
Year Built	1971	Zoning	Rural Estate Districts-2
Zoning Overlay	N/A	Flood Zone	X
Aprx. Lot Sq. Ft.	120,835	Aprx. Res. Sq. Ft.	1500
Aprx. Garage Sq. Ft.	600	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	1
Upper Level Apx. Sq. Ft.	500	Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	0	Main Level Baths	1
Main Level XRM	1	Main Level Apx. Sq. Ft.	1000
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	12/15/2011	Status Date	12/9/2011
HotSheet Date	12/15/2011	Price Date	12/15/2011
Input Date	8/30/2011 6:08:00 PM	Associated Document Count	2
Original Price	\$189,900	Agent Hit Count	75
Client Hit Count	350	Cumulative DOM	76

GENERAL

Directions UAF END OF FARMERS LOOP TO # of Parking Spaces
 BALLAINE TO TOP OF HILL, RIGHT
 ON EL DORADO, TAKE THE
 IMMEDIATE LEFT AT "V" WHICH
 CONTINUES EL DORADO, HOME
 ON RIGHT

Days On Market 76 **Price/Aprx. Res.** \$113.27

FEATURES

DESIGN 2 Story Log	EXTERIOR FEATURES Deck/Patio RV Parking Horse Property Shed Natural Telephone Service	HEATING Monitor/Toyo SEWER Septic WATER Holding Tank ROAD SERVICE Yes FIRE SERVICE Yes	VIEW Territorial ROAD ACCESS Gravel Maintained TERMS Cash/Refinance SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box
EXTERIOR FINISH Log	INTERIOR FEATURES Smoke Detectors		
ROOF Metal	LAUNDRY Main Level		
BASEMENT None			
WINDOWS Thermal Pane Wood			

FINANCIAL

Incentives		Taxes	3107
Mill Rate	16.8	Internet Y/N	Yes
Tax Parcel	0252565	FNSB Map #	411D
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

DARLING CABIN CLOSE TO UAF NESTLED IN THE WOODS IN POPULAR MUSK OX SUBDIVISION. ORIGINAL CABIN HAS LIVING ROOM, KITCHEN, AND BATH WITH A LOFT ABOVE. ADDITION IS A 2 STORY WITH LARGE BEDROOM UPSTAIRS. NEWER DETACHED GARAGE, HUGE DECK, 2 STORAGE SHEDS. NEAT PROPERTY WITH LOTS OF PRIVACY AND BEAUTIFUL TREES.

ADDENDUM

REALTORS: VACANT - LOCKBOX - CALL LISTING LICENSEE OFFICE & GO. 456-6000. Lockbox is on the first door you come to but the key goes to the main door to your right. THIS PROPERTY IS BEING SOLD "AS IS". ALL OFFERS NEED TO PROVIDE A PRE-APPROVAL LETTER FROM BANK OF AMERICA. 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.