

ALL FIELDS DETAIL



MLS #	114328	Construction	2x4
Status	ACTIVE	Foundation	Poured Concrete
Type	DUPLEX	Age	31 + yrs
Address	131 A STREET	Garage Type	Detached/HTD
Address 2		Style	2 Story
City	Anderson		
State	AK		
Zip	99744		
Area	PARKS HWY SOUTH		
Class	RESIDENTIAL		
Asking Price	\$159,900		
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	4
# of Full Baths	2	# of Partial Baths	0
Total Baths	2	Garage Capacity	2
# of Acres	0.4208	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	396500000
Subd. Township/Range	Art Anderson	Lot (Tax Lot)	3A,3B,& 4
Block (Section)	1	Listing Date	6/18/2010
Expiration Date	10/14/2010	Owner	Adrian K & Verna J Giani
Owner Phone	n/a	Tenant	n/a
Tenant Phone	n/a	Elementary School	Anderson
Middle School	Anderson	Senior High School	Anderson
Year Built	1978	Zoning	None
Zoning Overlay	n/a	Flood Zone	n/a
Aprx. Lot Sq. Ft.	18,328	Aprx. Res. Sq. Ft.	2450
Aprx. Garage Sq. Ft.	768	Fuel/Gal Per Year	coming
Electric/Month	coming	CCRs Y/N	No
Sign Y/N	Yes	Upper Level # Bedrooms	3
Upper Level Baths	1	Upper Level XRM	
Upper Level Apx. Sq. Ft.	1300	Upper Lev. Unfin. Sq. Ft.	0
Main Level # Bedrooms	1	Main Level Baths	1
Main Level XRM	1	Main Level Apx. Sq. Ft.	1150
Main Lev. Unfin. Sq. Ft.	0	Lower Level # Bedrooms	0
Lower Level Baths	0	Lower Level XRM	0
Lower Level Apx. Sq. Ft.	0	Lower Lev. Unfin. Sq. Ft.	0
Base/Below # Bedrooms	0	Base/Below Baths	0
Base/Below XRM	0	Base/Below Apx. Sq. Ft.	0
Base/Below Unfin. Sq. Ft.	0	Living Room Apx. Size	
Living Room Level	m & u	Kitchen Apx. Size	
Kitchen Level	m & u	Dining Room Apx. Size	
Dining Room Level	m & u	Family Room Apx. Size	
Family Room Level		Master Bedroom Apx. Size	
Total Units	1	Master Bedroom Level	m & u
Bedroom 2 Apx. Size		Bedroom 2 Level	u
Off Market Date		Appointment Required	Yes
Search By Map		Tax ID	
Update Date	6/19/2010	Status Date	6/19/2010
HotSheet Date	6/19/2010	Price Date	6/19/2010
Input Date	6/19/2010 2:50:00 PM	Associated Document Count	0
Original Price	\$159,900	Agent Hit Count	24
Client Hit Count	7	Cumulative DOM	6

GENERAL

Directions	Parks Highway to Clear Road (71 miles) R on Clear Road approx 1 mile to R on Anderson Rd approx 5 miles, you will pass anderson Airport & a railroad track. Stay on Anderson until you see A Street, R on A, 2nd house on left.	# of Parking Spaces	6
Days On Market	6	Price/Aprx. Res.	\$65.27

FEATURES

DESIGN 2 Story Up & Down	EXTERIOR FEATURES Deck/Patio RV Parking Horse Property Greenhouse Satellite Dish Lawn Garden Area Natural Telephone Service	HEATING Oil OHWBB	VIEW None
EXTERIOR FINISH T1-11		APPLIANCES & EQUIPMENT Range/Oven Dishwasher Microwave Refrigerator Washer Dryer Garage Door Opener	ENERGY RATING None
ROOF Metal			ROAD ACCESS Gravel Maintained
BASEMENT None			DOCUMENTS ON FILE Survey Property Disclosure Fuel/Utility Usage Other/See Remarks
WINDOWS Thermal Pane Wood	INTERIOR FEATURES Tile Floor Arctic Entry Smoke Detectors Laminate Flooring	SEWER Septic	TERMS Cash/Refinance
	OTHER ROOMS Den/Study Mud Room	WATER Private Well	SHOWING INSTRUCTIONS Call Listing Licensee Appt Only
	LAUNDRY Main Level	ROAD SERVICE Yes	
		FIRE SERVICE Yes	

FINANCIAL

Incentives		Taxes	n/a
Mill Rate	n/a	Internet Y/N	Yes
Tax Parcel	n/a	FNSB Map #	n/a
HOA Dues/Mo.	n/a	Assessments Y/N/UNK	No
Min. Earnest Money	2500	Possession	record

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	

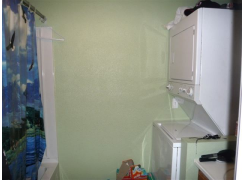
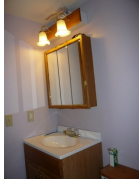
REMARKS

No taxes, what a break! This is a duplex but could convert easily to a single family. Main apt has 1 bedroom, an office, nice kitchen & living room. Upper unit has 3 bedrooms, 1 bath, laminate floors and nice kitchen. Rents are \$800 up and \$650 down. There is a huge garage that has a large greenhouse built on the side, 3 lots are included in this sale. Welcome to Anderson, Alaska a friendly little community off the Parks Highway.

ADDENDUM

Please allow 24 hours notice so we can get appointments set up.

ADDITIONAL PICTURES



DISCLAIMER

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