

ALL FIELDS DETAIL



MLS #	112558	Construction	2x6
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	21-30 yrs
Address	4687 AMHERST DRIVE	Garage Type	Attached/HTD
Address 2		Style	2 Story
City	FAIRBANKS		
State	AK		
Zip	99709		
Area	WEST FAIRBANKS		
Class	RESIDENTIAL		
Asking Price	\$198,500		
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	1
# of Acres	0.1798	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	Univ Wes5	Lot (Tax Lot)	10
Block (Section)	T	Listing Date	10/26/2009
Expiration Date	1/26/2010	Owner	ROD & JOSLYN POCOCK
Owner Phone		Tenant	
Tenant Phone		Elementary School	Wood River
Middle School	Ryan	Senior High School	West Valley
Year Built	1982	Zoning	Two-Family Residential District
Zoning Overlay	N/A	Flood Zone	X500
Aprx. Lot Sq. Ft.	7832	Aprx. Res. Sq. Ft.	1408
Aprx. Garage Sq. Ft.	264	Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	2
Upper Level Baths	1	Upper Level XRM	1
Upper Level Apx. Sq. Ft.		Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	0	Main Level Baths	0
Main Level XRM		Main Level Apx. Sq. Ft.	
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	N/A
Lower Level Baths	N/A	Lower Level XRM	
Lower Level Apx. Sq. Ft.		Lower Lev. Unfin. Sq. Ft.	
Base/Below # Bedrooms	N/A	Base/Below Baths	N/A
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
Mapping		Tax ID	
Update Date	11/4/2009	Status Date	11/4/2009
HotSheet Date	11/4/2009	Price Date	11/4/2009
Input Date	11/4/2009 6:04:00 PM	Associated Document Count	0
Original Price	\$198,500	Agent Hit Count	11
Client Hit Count	20	Cumulative DOM	116
Directions	GEIST TO CHENA PUMP, LEFT ON AMHERST TO END OF CUL DE SAC	# of Parking Spaces	
Days On Market	9	Price/Aprx. Res.	\$140.98

FEATURES

DESIGN 2 Story Contemporary	EXTERIOR FEATURES Deck/Patio Fence Greenhouse Cable TV Natural Telephone Service High Speed Internet	HEATING OFA	FIRE SERVICE Yes
EXTERIOR FINISH T1-11	INTERIOR FEATURES Wood Stove Jetted Tub Smoke Detectors	APPLIANCES & EQUIPMENT Range/Oven Dishwasher Refrigerator Washer Dryer	ROAD ACCESS Paved Maintained
WINDOWS Thermal Pane See Remarks	OTHER ROOMS Office	SEWER Public	DOCUMENTS ON FILE Survey Property Disclosure
		WATER Public	TERMS Cash/Refinance
		ROAD SERVICE Yes	SHOWING INSTRUCTIONS Call Listing Licensee Call 1st Show Lock Box

FINANCIAL

Incentives	N	Taxes	3285
Mill Rate	16.839	Internet Y/N	Yes
Tax Parcel	0271951	FNSB Map #	312A22
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	3500	Possession	RECORDING

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

TOTALLY UNIQUE & CHARMING HOME IN UNIVERSITY WEST! ALL WINDOWS ARE TRIPLE PANE, EXTRA ROOM UPSTAIRS COULD BE USED AT 3RD BDRM WITH ADDITION OF A CLOSET. DANISH WOODSTOVE, MASTER BEDROOM HAS PRIVATE WALK OUT DECK. THIS HOME BACKS UP TO A BIG UNDEVELOPED WOODED AREA & PROVIDES A WONDERFUL FOREST VIEW FROM THE UPPER LEVEL. ENTIRELY FENCED WITH A CUTE GREENHOUSE, LAWN, AND A BIG "AT THE END OF THE STREET" LOT. HOME HAS BEEN RENTED FOR 10 YEARS PREVIOUSLY.

ADDENDUM

SHOWINGS: REALTORS LEAVE MESSAGE AT OFFICE AND GO. 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.