

ALL FIELDS DETAIL



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|---------------------|-----------------------|---------------------|-------------|
| MLS # | 112844 | Construction | Log |
| Status | ACTIVE | Foundation | Post On Pad |
| Type | SINGLE FAMILY | Age | 0-5 yrs |
| Address | 2990 ARMISTICE STREET | Garage Type | None |
| Address 2 | | Style | Ranch |
| City | NORTH POLE | | |
| State | AK | | |
| Zip | 99705 | | |
| Area | BADGER&RURAL NP | | |
| Class | RESIDENTIAL | | |
| Asking Price | \$147,900 | | |
| 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 | 0 |
| # of Acres | 0.4055 | 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 | Parks 16 Mile | Lot (Tax Lot) | 1 |
| Block (Section) | 2 | Listing Date | 1/8/2010 |
| Expiration Date | 4/8/2010 | Owner | BAC/VA |
| Owner Phone | | Tenant | |
| Tenant Phone | | Elementary School | North Pole |
| Middle School | N. Pole Middle | Senior High School | N. Pole High |
| Year Built | 2006 | Zoning | Rural Residential District |
| Zoning Overlay | GWP | Flood Zone | X |
| Aprx. Lot Sq. Ft. | 17,662 | Aprx. Res. Sq. Ft. | 1232 |
| Aprx. Garage Sq. Ft. | | Fuel/Gal Per Year | |
| Electric/Month | | CCRs Y/N | No |
| Sign Y/N | Yes | Upper Level # Bedrooms | N/A |
| Upper Level Baths | N/A | Upper Level XRM | |
| Upper Level Apx. Sq. Ft. | | Upper Lev. Unfin. Sq. Ft. | |
| Main Level # Bedrooms | 3 | Main Level Baths | 2 |
| Main Level XRM | | Main Level Apx. Sq. Ft. | 1232 |
| 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 | | Master Bedroom Level | |
| Bedroom 2 Apx. Size | | Bedroom 2 Level | |
| Off Market Date | | Appointment Required | No |
| Search By Map | | Tax ID | |
| Update Date | 1/8/2010 | Status Date | 1/8/2010 |
| HotSheet Date | 1/8/2010 | Price Date | 1/8/2010 |
| Input Date | 1/8/2010 5:45:00 PM | Associated Document Count | 0 |
| Original Price | \$147,900 | Agent Hit Count | 4 |
| Client Hit Count | 8 | Cumulative DOM | 0 |
| Directions | RICHARDSON HWY PAST NORTH POLE, RIGHT ON LAWRANCE RD, LEFT ON ARMISTICE, RIGHT AFTER VFW STREET | # of Parking Spaces | |

FEATURES

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| DESIGN Ranch Cabin | EXTERIOR FEATURES Deck/Patio Natural Telephone Service | HEATING Monitor/Toyo | ROAD ACCESS Gravel Unmaintained |
| EXTERIOR FINISH Log | INTERIOR FEATURES Smoke Detectors Laminate Flooring | APPLIANCES & EQUIPMENT Range/Oven Dishwasher Ceiling Fan Blinds | DOCUMENTS ON FILE Survey Other/See Remarks |
| ROOF Metal | LAUNDRY Main Level | SEWER Septic | TERMS Cash/Refinance |
| BASEMENT None | | WATER Private Well | SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box |
| WINDOWS Thermal Pane Vinyl | | ROAD SERVICE No | |

FINANCIAL

| | | | |
|---------------------------|---------|----------------------------|-----------|
| Incentives | N | Taxes | 2269 |
| Mill Rate | 13.89 | Internet Y/N | Yes |
| Tax Parcel | 0373532 | FNSB Map # | |
| HOA Dues/Mo. | N/A | Assessments Y/N/UNK | No |
| Min. Earnest Money | 2000 | 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

CUTE ALMOST NEW 3-SIDED LOG HOME, CORNER LOT SIDES ON LAWRANCE. ALTHOUGH NOT IN A ROAD SERVICE AREA, THE DRIVEWAY IS FIRST ON THE LEFT AFTER LEAVING LAWRANCE RD. HOUSE WAS ALREADY WINTERIZED WHEN ASSIGNED, EVERYTHING SEEMS TO BE OKAY . MONITOR HEAT. LAMINATE FLOORS THROUGHOUT MOST OF HOUSE.

ADDENDUM

BEING SOLD AS-IS. This is a VA owned property so VA Vendee financing is available with "0" down for owner occupants and 5% down for investors. You do not have to be a vet to qualify for this low interest 30 year loan. Email Sarah Gilder at sarah.gilada@bankofamerica.com. Her phone number is 866-645-5309 Ext 5628. All offers must be accompanied by a pre-approval letter from Bank of America to be submitted. All cash offers must show proof of cash.

ADDITIONAL PICTURES**DISCLAIMER**

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