

**ALL FIELDS DETAIL**



<b>MLS #</b>	116114	<b>Construction</b>	2x6
<b>Status</b>	ACTIVE	<b>Foundation</b>	Concrete Block
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	6-10 yrs
<b>Address</b>	2245 ARMORICA STREET	<b>Garage Type</b>	Attached/HTD
<b>Address 2</b>		<b>Style</b>	2 Story
<b>City</b>	NORTH POLE		
<b>State</b>	AK		
<b>Zip</b>	99705		
<b>Area</b>	BADGER&RURAL NP		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$327,900		
<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>	6
<b># of Full Baths</b>	3	<b># of Partial Baths</b>	0
<b>Total Baths</b>	3	<b>Garage Capacity</b>	3
<b># of Acres</b>	4.5400	<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>	Venator	<b>Lot (Tax Lot)</b>	A-3
<b>Block (Section)</b>	N/A	<b>Listing Date</b>	3/10/2011
<b>Expiration Date</b>	7/24/2011	<b>Owner</b>	CORPORATE
<b>Owner Phone</b>		<b>Tenant</b>	
<b>Tenant Phone</b>		<b>Elementary School</b>	Badger Road
<b>Middle School</b>	N. Pole Middle	<b>Senior High School</b>	N. Pole High
<b>Year Built</b>	2004	<b>Zoning</b>	General Use District - 1
<b>Zoning Overlay</b>	N/A	<b>Flood Zone</b>	X,X500
<b>Aprx. Lot Sq. Ft.</b>	197,762	<b>Aprx. Res. Sq. Ft.</b>	3096
<b>Aprx. Garage Sq. Ft.</b>	704	<b>Fuel/Gal Per Year</b>	
<b>Electric/Month</b>		<b>CCRs Y/N</b>	Yes
<b>Sign Y/N</b>	Yes	<b>Upper Level # Bedrooms</b>	2
<b>Upper Level Baths</b>	1	<b>Upper Level XRM</b>	1
<b>Upper Level Apx. Sq. Ft.</b>	1280	<b>Upper Lev. Unfin. Sq. Ft.</b>	
<b>Main Level # Bedrooms</b>	4	<b>Main Level Baths</b>	2
<b>Main Level XRM</b>	1	<b>Main Level Apx. Sq. Ft.</b>	1816
<b>Main Lev. Unfin. Sq. Ft.</b>		<b>Lower Level # Bedrooms</b>	---
<b>Lower Level Baths</b>	---	<b>Lower Level XRM</b>	
<b>Lower Level Apx. Sq. Ft.</b>		<b>Lower Lev. Unfin. Sq. Ft.</b>	
<b>Base/Below # Bedrooms</b>	---	<b>Base/Below Baths</b>	---
<b>Base/Below XRM</b>		<b>Base/Below Apx. Sq. Ft.</b>	
<b>Base/Below Unfin. Sq. Ft.</b>		<b>Living Room Apx. Size</b>	
<b>Living Room Level</b>		<b>Kitchen Apx. Size</b>	
<b>Kitchen Level</b>		<b>Dining Room Apx. Size</b>	
<b>Dining Room Level</b>		<b>Family Room Apx. Size</b>	
<b>Family Room Level</b>		<b>Master Bedroom Apx. Size</b>	
<b>Total Units</b>		<b>Master Bedroom Level</b>	
<b>Bedroom 2 Apx. Size</b>		<b>Bedroom 2 Level</b>	
<b>Off Market Date</b>		<b>Appointment Required</b>	No
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	4/25/2011	<b>Status Date</b>	3/10/2011
<b>HotSheet Date</b>	4/25/2011	<b>Price Date</b>	4/25/2011
<b>Input Date</b>	3/10/2011 8:55:00 PM	<b>Associated Document Count</b>	1
<b>Original Price</b>	\$337,900	<b>Agent Hit Count</b>	64
<b>Client Hit Count</b>	69	<b>Cumulative DOM</b>	46
<b>Directions</b>	HURST TO REGIS TO LEFT ON PUELLA ST, RIGHT ON ARMORICA, ON RIGHT	<b># of Parking Spaces</b>	
<b>Days On Market</b>	46	<b>Price/Apx. Res.</b>	\$105.91

**FEATURES**

<b>DESIGN</b> 2 Story Contemporary	<b>INTERIOR FEATURES</b> Smoke Detectors HRV Laminate Flooring	<b>HEATING</b> OHWBB	<b>FIRE SERVICE</b> Yes
<b>EXTERIOR FINISH</b> Vinyl	<b>OTHER ROOMS</b> Family Room Game Room Mud Room Master Suite	<b>APPLIANCES &amp; EQUIPMENT</b> Range/Oven Dishwasher Microwave Water Softener Ceiling Fan Blinds	<b>ENERGY RATING</b> Five +
<b>ROOF</b> Shingle	<b>LAUNDRY</b> Main Level Other/See Remarks	<b>SEWER</b> Septic	<b>ROAD ACCESS</b> Gravel
<b>BASEMENT</b> Crawl Space		<b>WATER</b> Private Well	<b>TERMS</b> Cash/Refinance
<b>WINDOWS</b> Thermal Pane Vinyl		<b>ROAD SERVICE</b> No	<b>SHOWING INSTRUCTIONS</b> Call Listing Licensee Vacant Lock Box
<b>EXTERIOR FEATURES</b> Deck/Patio RV Parking Shed Natural Telephone Service			

**FINANCIAL**

<b>Incentives</b>	N	<b>Taxes</b>	4727
<b>Mill Rate</b>	14.21	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	0537829	<b>FNSB Map #</b>	222A1
<b>HOA Dues/Mo.</b>	N/A	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	2%	<b>Possession</b>	RECORDING
<b>Short Sale (Y/N)</b>	No	<b>Foreclosure (Y/N)</b>	Yes
<b>REO (Y/N)</b>	Yes		

**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**

ABSOLUTELY BEAUTIFUL ALMOST NEW 6 BDRM 3 BATH HOME WITH OPTION OF MASTER ON MAIN OR ON 2ND FLOOR. TYPICAL ROSSEN CONSTRUCTION, OFF WHITE INTERIOR, NICE STAIRCASE & RAILING. HUGE 4.5 ACRE LOT, 3 CAR GARAGE, VINYL SIDING, NICE SHED, MULTIPLE THERMOSTATS FOR TEMPERATURE CONTROL. PROPERTY HAD BEEN DRAINED DOWN AND WINTERIZED BEFORE IT WAS ASSIGNED TO US. WHEN HEAT WAS ACTIVATED WE FOUND A FEW BREAKS IN BASEBOARD & CRAWL SPACE, RADIANT HEAT IN GARAGE WAS NOT ACTIVATED. WE ARE AIR TESTING WATER LINES. THERE APPEARS TO BE VERY LITTLE DAMAGE.

**ADDENDUM**

REALTORS: VACANT - LOCKBOX - CALL LISTING LICENSEE OFFICE & GO. 456-6000 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.