

ALL FIELDS DETAIL



MLS #	112015	Construction	2x6
Status	ACTIVE	Foundation	All Weather Wood
Type	DUPLEX	Age	21-30 yrs
Address	2390 BIATHALON AVENUE	Garage Type	Attached/UN
Address 2		Style	2 Story
City	NORTH POLE		
State	AK		
Zip	99705		
Area	BADGER&RURAL NP		
Class	RESIDENTIAL		
Asking Price	\$178,900		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Internet Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Single Family Options	ATTACHED	# of Bedrooms	4
# of Full Baths	2	# of Partial Baths	2
Total Baths	4	Garage Capacity	2
# of Acres	1.0685	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	Athltic P1	Lot (Tax Lot)	17
Block (Section)	2	Listing Date	8/7/2009
Expiration Date	12/20/2009	Owner	BANK OF AMERICA/VA
Owner Phone		Tenant	
Tenant Phone		Elementary School	North Pole
Middle School	N. Pole Middle	Senior High School	N. Pole High
Year Built	1984	Zoning	Rural Residential District
Zoning Overlay	GWP	Flood Zone	X
Aprx. Lot Sq. Ft.	46,542	Aprx. Res. Sq. Ft.	2016
Aprx. Garage Sq. Ft.	864	Fuel/Gal Per Year	UNK
Electric/Month	UNK	CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	4
Upper Level Baths	2	Upper Level XRM	
Upper Level Apx. Sq. Ft.	1008	Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	0	Main Level Baths	2
Main Level XRM		Main Level Apx. Sq. Ft.	1008
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	2	Master Bedroom Level	
Bedroom 2 Apx. Size		Bedroom 2 Level	
Off Market Date		Appointment Required	No
Mapping		Tax ID	
Update Date	9/21/2009	Status Date	8/10/2009
HotSheet Date	9/21/2009	Price Date	9/21/2009
Input Date	8/10/2009 4:14:00 PM	Associated Document Count	3
Original Price	\$190,900	Agent Hit Count	57
Client Hit Count	86	Cumulative DOM	45

GENERAL

Directions	RICHARDSON HWY TO LEFT ON DAWSON, RIGHT ON MISTLETOE (SERVICE RD), LEFT ON NEWBY, IMMEDIATE RIGHT ON BIATHALON, ON LEFT	# of Parking Spaces	6
Days On Market	45	Price/Aprx. Res.	\$88.74

FEATURES

DESIGN 2 Story Side by Side	WINDOWS Thermal Pane	APPLIANCES & EQUIPMENT Range/Oven Dishwasher Microwave Refrigerator Washer Dryer Ceiling Fan Blinds	ROAD SERVICE Yes
EXTERIOR FINISH T1-11	EXTERIOR FEATURES RV Parking Lawn Natural Telephone Service	SEWER Septic	FIRE SERVICE Yes
ROOF Shingle	INTERIOR FEATURES Arctic Entry Smoke Detectors	WATER Private Well	ROAD ACCESS Gravel Maintained
BASEMENT Crawl Space None	LAUNDRY Main Level HEATING OHWBB		TERMS Cash/Refinance SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box

FINANCIAL

Incentives	N	Taxes	2866.66
Mill Rate	14.237	Internet Y/N	Yes
Tax Parcel	0405876	FNSB Map #	222F4
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

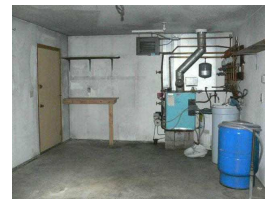
REMARKS

VERY ATTRACTIVE, NICE CONDITION SIDE BY SIDE DUPLEX WITH GARAGE FOR EACH. THIS IS A BANK OWNED PROPERTY IN GOOD CONDITION, BEING SOLD AS-IS. A SMALL AMOUNT OF FREEZE DAMAGE WHICH IS BEING REPAIRED SO ANY FINANCING SHOULD WORK. WATER SYSTEM IS BEING REPAIRED BUT THE SOFTENER IS BROKEN AND WILL BE BYPASSED. THIS HOME QUALIFIES FOR VA VENDEE FINANCING (AVAILABLE TO NON-VETS TOO), SEE ASSOCIATED DOCS OR WWW.MEYERES.COM.

ADDENDUM

REALTORS: VACANT - LOCKBOX, CALL LL & GO. THIS IS A BANK OF AMERICA/VA REO BEING SOLD AS-IS. ALL OFFERS NEED TO PROVIDE A PRE-APPROVAL LETTER BY A BANK OF AMERICA BRANCH OFFICE (THEY WILL PROVIDE A FREE APPRAISAL AND CREDIT REPORT IF THEY PROVIDE THE LOAN TO THE BUYER, AS WELL AS THEY WILL TRY TO BEAT WHATEVER DEAL ANY OTHER LENDER HAS OFFERED) OR A VA VENDEE PRE-QUAL LETTER (AVAILABLE TO NON-VETS TOO). FOR BANK OF AMERICA PRE-QUAL CALL BRYAN SCORESBY AT 907-352-4504 OR EMAIL HIM AT BRYAN_SCORESBY@BANKOFAMERICA.COM. FOR VA VENDEE PRE-QUAL LETTER SEE ASSOCIATED DOCS OR CALL 800-816-4346.

ADDITIONAL PICTURES



DISCLAIMER

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