

ALL FIELDS DETAIL



MLS #	113764	Construction	See Remarks
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	16-20 yrs
Address	3455 BUFFALO LANE	Garage Type	Attached/HTD
Address 2		Style	Log
City	Fairbanks, Alaska		
State	AK		
Zip	99712		
Area	CHENA HOTSPRNGS		
Class	RESIDENTIAL		
Asking Price	\$147,700		
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	2
# of Acres	1.6900	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	B and A	Lot (Tax Lot)	9
Block (Section)	A	Listing Date	12/9/2009
Expiration Date	8/31/2010	Owner	BAC/VA
Owner Phone	n/a	Tenant	n/a
Tenant Phone	n/a	Elementary School	Weller
Middle School	Tanana	Senior High School	Lathrop
Year Built	1992	Zoning	General Use District - 1
Zoning Overlay	n/a	Flood Zone	X
Aprx. Lot Sq. Ft.	73,616	Aprx. Res. Sq. Ft.	2022
Aprx. Garage Sq. Ft.	840	Fuel/Gal Per Year	unk
Electric/Month	unk	CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	0
Upper Level Baths	0	Upper Level XRM	0
Upper Level Aprx. Sq. Ft.	0	Upper Lev. Unfin. Sq. Ft.	0
Main Level # Bedrooms	0	Main Level Baths	0
Main Level XRM	2	Main Level Aprx. Sq. Ft.	1263
Main Lev. Unfin. Sq. Ft.	0	Lower Level # Bedrooms	2
Lower Level Baths	1	Lower Level XRM	1
Lower Level Aprx. Sq. Ft.	759	Lower Lev. Unfin. Sq. Ft.	0
Base/Below # Bedrooms	0	Base/Below Baths	0
Base/Below XRM	0	Base/Below Aprx. Sq. Ft.	0
Base/Below Unfin. Sq. Ft.	0	Living Room Aprx. Size	
Living Room Level	U	Kitchen Aprx. Size	
Kitchen Level	U	Dining Room Aprx. Size	
Dining Room Level	U	Family Room Aprx. Size	
Family Room Level	U	Master Bedroom Aprx. Size	
Total Units	1	Master Bedroom Level	L
Bedroom 2 Aprx. Size		Bedroom 2 Level	L
Off Market Date		Appointment Required	No
Search By Map		Tax ID	
Update Date	6/2/2010	Status Date	6/2/2010
HotSheet Date	6/2/2010	Price Date	6/2/2010
Input Date	4/22/2010 6:04:00 PM	Associated Document Count	0
Original Price	\$147,900	Agent Hit Count	22
Client Hit Count	77	Cumulative DOM	135
Directions	Steese to CHSR to 10 mile, L on Foxboro up the hill sharp R you are on Buffalo, property on R	# of Parking Spaces	5
Days On Market	135	Price/Aprx. Res.	\$73.05

FEATURES

DESIGN 1.5 Story Log	EXTERIOR FEATURES Deck/Patio RV Parking Horse Property Lawn Natural Telephone Service	HEATING OHWBB	VIEW Territorial
EXTERIOR FINISH T1-11 Log	INTERIOR FEATURES Vaulted Ceiling Smoke Detectors	APPLIANCES & EQUIPMENT Range/Oven Dishwasher Microwave	ENERGY RATING None
ROOF Shingle	OTHER ROOMS Sun Room Den/Study	SEWER Septic	ROAD ACCESS Gravel
BASEMENT Partial Size Finished Daylight	LAUNDRY Lower Level	WATER Holding Tank	DOCUMENTS ON FILE Survey Other/See Remarks
WINDOWS Thermal Pane Wood Vinyl		ROAD SERVICE No	TERMS Cash/Refinance
		FIRE SERVICE No	SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box

FINANCIAL

Incentives		Taxes	2117
Mill Rate	12.7	Internet Y/N	Yes
Tax Parcel	118079	FNSB Map #	11G2
HOA Dues/Mo.	0	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

Country living, there is a lot of potential here. This was originally a log home with 2 bedrooms in the lower level and a 1 car garage. A big garage addition was added and living area above that. That portion of the house has a huge kitchen (new cabinets) and a large family room. The original log portion on main level is the living room with an adjoining office and a big entry area. Carpets are gone from the lower bedrooms, otherwise intact. Heat on, Water was fully functional until we winterized it. There is a big water holding tank in the new garage. The boiler is located in the original garage.

ADDENDUM

This is a VA owned property so Vendee financing is available with "0" down for owner occupants and 5% for investors. You do not have to be a vet to qualify for this low interest 30 year loan. Email Sarah Gilada at sarah.gilada@bankofameric.com. Her phone number is 866-645-5309 Ext 5628. All offers must be accompanied by a pre-qualification 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.