

**ALL FIELDS DETAIL**



<b>MLS #</b>	116333	<b>Construction</b>	2x6
<b>Status</b>	ACTIVE	<b>Foundation</b>	Concrete Block
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	21-30 yrs
<b>Address</b>	1161 DOLPHIN WAY	<b>Garage Type</b>	Attached/HTD
<b>Address 2</b>		<b>Style</b>	2 Story
<b>City</b>	Fairbanks		
<b>State</b>	AK		
<b>Zip</b>	99709		
<b>Area</b>	NW RURAL FBKS		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$208,900		
<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>	2
<b># of Full Baths</b>	2	<b># of Partial Baths</b>	0
<b>Total Baths</b>	2	<b>Garage Capacity</b>	2
<b># of Acres</b>	0.9183	<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>	Chena Mar2	<b>Lot (Tax Lot)</b>	5A
<b>Block (Section)</b>	12	<b>Listing Date</b>	4/1/2011
<b>Expiration Date</b>	6/3/2011	<b>Owner</b>	BAC/VA
<b>Owner Phone</b>	n/a	<b>Tenant</b>	n/a
<b>Tenant Phone</b>	n/a	<b>Elementary School</b>	Wood River
<b>Middle School</b>	Ryan	<b>Senior High School</b>	West Valley
<b>Year Built</b>	1982	<b>Zoning</b>	General Use District - 1
<b>Zoning Overlay</b>	n/a	<b>Flood Zone</b>	A
<b>Aprx. Lot Sq. Ft.</b>	40,000	<b>Aprx. Res. Sq. Ft.</b>	2466
<b>Aprx. Garage Sq. Ft.</b>	506	<b>Fuel/Gal Per Year</b>	unk
<b>Electric/Month</b>	unk	<b>CCRs Y/N</b>	No
<b>Sign Y/N</b>	Yes	<b>Upper Level # Bedrooms</b>	1
<b>Upper Level Baths</b>	1	<b>Upper Level XRM</b>	1
<b>Upper Level Aprx. Sq. Ft.</b>	880	<b>Upper Lev. Unfin. Sq. Ft.</b>	0
<b>Main Level # Bedrooms</b>	1	<b>Main Level Baths</b>	1
<b>Main Level XRM</b>	1	<b>Main Level Aprx. Sq. Ft.</b>	1586
<b>Main Lev. Unfin. Sq. Ft.</b>	0	<b>Lower Level # Bedrooms</b>	1
<b>Lower Level Baths</b>	0	<b>Lower Level XRM</b>	0
<b>Lower Level Aprx. Sq. Ft.</b>	0	<b>Lower Lev. Unfin. Sq. Ft.</b>	0
<b>Base/Below # Bedrooms</b>	0	<b>Base/Below Baths</b>	0
<b>Base/Below XRM</b>	0	<b>Base/Below Aprx. Sq. Ft.</b>	0
<b>Base/Below Unfin. Sq. Ft.</b>	0	<b>Living Room Aprx. Size</b>	
<b>Living Room Level</b>	M	<b>Kitchen Aprx. Size</b>	
<b>Kitchen Level</b>	M	<b>Dining Room Aprx. Size</b>	
<b>Dining Room Level</b>	M	<b>Family Room Aprx. Size</b>	
<b>Family Room Level</b>	U	<b>Master Bedroom Aprx. Size</b>	
<b>Total Units</b>	1	<b>Master Bedroom Level</b>	U
<b>Bedroom 2 Aprx. Size</b>		<b>Bedroom 2 Level</b>	M
<b>Off Market Date</b>		<b>Appointment Required</b>	No
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	4/2/2011	<b>Status Date</b>	4/2/2011
<b>HotSheet Date</b>	4/2/2011	<b>Price Date</b>	4/2/2011
<b>Input Date</b>	4/2/2011 11:27:00 PM	<b>Associated Document Count</b>	0
<b>Original Price</b>	\$208,900	<b>Agent Hit Count</b>	26
<b>Client Hit Count</b>	44	<b>Cumulative DOM</b>	3
<b>Directions</b>	From Geist to Chena Pump, Right on Sea Way, road turns into Dolphin when it goes to the left, house on right	<b># of Parking Spaces</b>	2
<b>Days On Market</b>	3	<b>Price/Aprx. Res.</b>	\$84.71

**FEATURES**

<b>DESIGN</b> 2 Story A Frame/Chalet	<b>INTERIOR FEATURES</b> Wood Stove Jetted Tub Tile Floor Vaulted Ceiling Smoke Detectors Laminate Flooring	<b>APPLIANCES &amp; EQUIPMENT</b> Cook Top Wall Oven Jenn-Air Type Dishwasher Garbage Disposal Microwave Trash Compactor Refrigerator Washer Dryer Central Vacuum Ceiling Fan	<b>ROAD SERVICE</b> Yes <b>FIRE SERVICE</b> Yes <b>ENERGY RATING</b> None <b>ROAD ACCESS</b> Gravel Maintained <b>DOCUMENTS ON FILE</b> Survey Other/See Remarks <b>TERMS</b> Cash/Refinance <b>SHOWING INSTRUCTIONS</b> Call Listing Licensee Vacant Lock Box
<b>EXTERIOR FINISH</b> T1-11 Lap Siding Cedar	<b>OTHER ROOMS</b> Den/Study Master Suite	<b>SEWER</b> Septic <b>WATER</b> Private Well Holding Tank	
<b>ROOF</b> Shingle	<b>LAUNDRY</b> Main Level		
<b>BASEMENT</b> Crawl Space	<b>HEATING</b> OHWBB		
<b>WINDOWS</b> Thermal Pane Wood			
<b>EXTERIOR FEATURES</b> Deck/Patio RV Parking Airplane Access Lawn Natural Telephone Service			

**FINANCIAL**

<b>Incentives</b>	N	<b>Taxes</b>	3585
<b>Mill Rate</b>	15.40	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	0122416	<b>FNSB Map #</b>	312E2
<b>HOA Dues/Mo.</b>	n/a	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	2%	<b>Possession</b>	record
<b>Short Sale (Y/N)</b>	No	<b>Foreclosure (Y/N)</b>	Yes
<b>REO (Y/N)</b>	No		

**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>

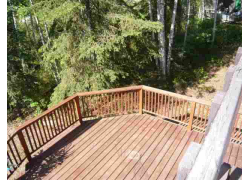
**REMARKS**

Gorgeous home with high vaulted ceilings in living room, lots of beautiful windows to let in the sun, a woodstove, a fantastic kitchen with all appliances and breakfast bar too. Master suite is entire upper floor plus a small sitting room at the head of the beautiful staircase. The master bath is exquisite with big Jacuzzi tub, lower level has 2nd bedroom, 1 extra room that could be a 3rd bedroom with addition of closet, laundry room and large foyer. Access to airstrip and float pond. Home has 1500 gallon holding tank and well in unknown condition, Heat and water systems frozen and need to be replaced. PROPERTY IS BEING SOLD "WHERE IS AS IS".

**ADDENDUM**

This is a VA owned property and great VA Vendee financing is available. Get "0" down, a low interest rate and 30 year term. Investors can buy too with only 5% down. Contact Stephanie Warner at 1-800-850-7655 ext 1450822 or email her at stephanie2.johnston@bankofamerica.com. All offers must be accompanied by a pre qualification letter from Bank of America regardless where the buyer is getting financing.

## ADDITIONAL PICTURES



## DISCLAIMER

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