

ALL FIELDS DETAIL



MLS #	114111	Construction	2x6
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	21-30 yrs
Address	1161 DOLPHIN WAY	Garage Type	Attached/HTD
Address 2		Style	1.5 Story
City	FAIRBANKS		
State	AK		
Zip	99709		
Area	SW RURAL FBKS		
Class	RESIDENTIAL		
Asking Price	\$215,900		
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	2
# of Full Baths	2	# of Partial Baths	0
Total Baths	2	Garage Capacity	2
# of Acres	0.9183	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	Chena Mar2	Lot (Tax Lot)	BA
Block (Section)	12	Listing Date	5/25/2010
Expiration Date	10/16/2010	Owner	BAC/VA
Owner Phone		Tenant	
Tenant Phone		Elementary School	Wood River
Middle School	Ryan	Senior High School	West Valley
Year Built	1982	Zoning	General Use District - 1
Zoning Overlay	N/A	Flood Zone	A
Aprx. Lot Sq. Ft.	40,000	Aprx. Res. Sq. Ft.	2585
Aprx. Garage Sq. Ft.	528	Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	No
Sign Y/N	Yes	Upper Level # Bedrooms	1
Upper Level Baths	1	Upper Level XRM	
Upper Level Apx. Sq. Ft.		Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	1	Main Level Baths	1
Main Level XRM	1	Main Level Apx. Sq. Ft.	
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	M	Kitchen Apx. Size	
Kitchen Level	M	Dining Room Apx. Size	
Dining Room Level	M	Family Room Apx. Size	
Family Room Level		Master Bedroom Apx. Size	
Total Units	1	Master Bedroom Level	U
Bedroom 2 Apx. Size		Bedroom 2 Level	L
Off Market Date		Appointment Required	No
Search By Map		Tax ID	
Update Date	7/19/2010	Status Date	7/19/2010
HotSheet Date	7/19/2010	Price Date	7/19/2010
Input Date	5/26/2010 7:48:00 PM	Associated Document Count	4
Original Price	\$222,900	Agent Hit Count	50
Client Hit Count	72	Cumulative DOM	21
Directions	FROM GEIST TO CHENA PUMP, RIGHT ON SEA WAY, ROAD TURNS INTO DOLPHIN WHEN IT GOES TO THE LEFT, HOUSE ON RIGHT		

GENERAL

Days On Market	21	Price/Aprx. Res.	\$83.52
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FEATURES

DESIGN 1.5 Story A Frame/Chalet	INTERIOR FEATURES Wood Stove Jetted Tub Hardwood Floors Vaulted Ceiling Smoke Detectors	APPLIANCES & EQUIPMENT Cook Top Wall Oven Jenn-Air Type Dishwasher Garbage Disposal Microwave Trash Compactor Refrigerator Washer Dryer Central Vacuum Ceiling Fan	ROAD SERVICE Yes FIRE SERVICE Yes ROAD ACCESS Gravel Maintained DOCUMENTS ON FILE Survey TERMS Cash/Refinance SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box
ROOF Shingle	OTHER ROOMS Den/Study Office Master Suite	SEWER Septic	
BASEMENT Crawl Space	LAUNDRY Main Level Bathroom	WATER Private Well Holding Tank	
WINDOWS Thermal Pane Wood	HEATING Oil Wood OHWBB		
EXTERIOR FEATURES Deck/Patio RV Parking Fence Airplane Access Shed Lawn Garden Area Telephone Service High Speed Internet			

FINANCIAL

Incentives	N	Taxes	3595
Mill Rate	15.043	Internet Y/N	Yes
Tax Parcel	122416	FNSB Map #	
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	2500	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

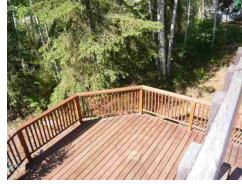
REMARKS

GORGEOUS HOUSE WITH PEAKED ROOF LIVING ROOM & BIG WINDOWS IN FRONT. HUGE KITCHEN WITH BREAKFAST BAR, BIG PANTRY, LARGE 3/4 BATH/LAUNDRY ROOM ON MAIN LEVEL, AND AN EXTRA ROOM THAT COULD BE A BEDROOM WITH THE ADDITION OF A CLOSET. WOODSTOVE, FABLUOUS MASTER BATH UPSTAIRS. Heating & water systems froze up in 2009. ACCESS TO AIRSTRIP & FLOAT POND. HOME HAS 1500 GALLON WATER HOLDING TANK & WELL IN UNKNOWN CONDITION. Double deck & balcony off master.

ADDENDUM

REALTORS: LOCKBOX, VACANT, LEAVE MESSAGE AT LISTING OFFICE & GO 456-6000. THIS PROPERTY IS 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). Email Sarah Gilada at sarah.gilada@bankofamerica.com or call 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. According to Bank of America, this property qualifies for VA VENDEE financing. See associated docs.

ADDITIONAL PICTURES



DISCLAIMER

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