

**ALL FIELDS DETAIL**



<b>MLS #</b>	114300	<b>Construction</b>	2x4
<b>Status</b>	ACTIVE	<b>Foundation</b>	Concrete Block
<b>Type</b>	CONDOMINIUM	<b>Age</b>	21-30 yrs
<b>Address</b>	95 FAREWELL AVENUE	<b>Garage Type</b>	None
<b>Address 2</b>	UNIT 11	<b>Style</b>	Ranch
<b>City</b>	FAIRBANKS		
<b>State</b>	AK		
<b>Zip</b>	99701		
<b>Area</b>	EAST FAIRBANKS		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$74,900		
<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>	ATTACHED	<b># of Bedrooms</b>	2
<b># of Full Baths</b>	1	<b># of Partial Baths</b>	0
<b>Total Baths</b>	1	<b>Garage Capacity</b>	0
<b># of Acres</b>	0.0000	<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>	Tanana Manor	<b>Lot (Tax Lot)</b>	UNIT 11
<b>Block (Section)</b>	N/A	<b>Listing Date</b>	6/17/2010
<b>Expiration Date</b>	10/1/2010	<b>Owner</b>	TYDINGCO
<b>Owner Phone</b>		<b>Tenant</b>	
<b>Tenant Phone</b>		<b>Elementary School</b>	Nordale
<b>Middle School</b>	Tanana	<b>Senior High School</b>	Lathrop
<b>Year Built</b>	1982	<b>Zoning</b>	Multiple-Family Residential District
<b>Zoning Overlay</b>	N/A	<b>Flood Zone</b>	X500
<b>Aprx. Lot Sq. Ft.</b>	0	<b>Aprx. Res. Sq. Ft.</b>	938
<b>Aprx. Garage Sq. Ft.</b>		<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>	---
<b>Upper Level Baths</b>	---	<b>Upper Level XRM</b>	
<b>Upper Level Apx. Sq. Ft.</b>		<b>Upper Lev. Unfin. Sq. Ft.</b>	
<b>Main Level # Bedrooms</b>	2	<b>Main Level Baths</b>	1
<b>Main Level XRM</b>		<b>Main Level Apx. Sq. Ft.</b>	938
<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>	1	<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>	6/17/2010	<b>Status Date</b>	6/17/2010
<b>HotSheet Date</b>	6/17/2010	<b>Price Date</b>	6/17/2010
<b>Input Date</b>	6/17/2010 9:45:00 PM	<b>Associated Document Count</b>	1
<b>Original Price</b>	\$74,900	<b>Agent Hit Count</b>	20
<b>Client Hit Count</b>	19	<b>Cumulative DOM</b>	266
<b>Directions</b>	STEESE HWY TO EAST ON 3RD STR# of Parking Spaces EET (WHICH BECOMES FAREWELL) , COMPLEX ON RIGHT. UPPER RIGHT HAND CORNER UNIT.		1

**GENERAL**

<b>Days On Market</b>	1	<b>Price/Aprx. Res.</b>	\$79.85
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**FEATURES**

<b>DESIGN</b> 2 Story Ranch	<b>WINDOWS</b> Thermal Pane Wood	<b>APPLIANCES &amp; EQUIPMENT</b> Range/Oven Refrigerator	<b>HOA INCLUDES</b> Water Heat Trash Service Insurance Building Maint Snow Removal Lawn Maintenance
<b>EXTERIOR FINISH</b> T1-11	<b>EXTERIOR FEATURES</b> Cable TV Natural Telephone Service High Speed Internet	<b>SEWER</b> Public	<b>TERMS</b> Cash/Refinance
<b>ROOF</b> Built-Up	<b>INTERIOR FEATURES</b> Smoke Detectors HRV	<b>WATER</b> Public	<b>SHOWING INSTRUCTIONS</b> Call Listing Licensee Vacant Lock Box
<b>BASEMENT</b> Partial Size Partially Finished	<b>LAUNDRY</b> Basement	<b>ROAD SERVICE</b> Yes	
	<b>HEATING</b> OHWB	<b>FIRE SERVICE</b> Yes	
		<b>ROAD ACCESS</b> Paved Maintained	

**FINANCIAL**

<b>Incentives</b>	N	<b>Taxes</b>	1378
<b>Mill Rate</b>	17.23	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	00360058	<b>FNSB Map #</b>	311A31
<b>HOA Dues/Mo.</b>	381	<b>Assessments Y/N/UNK</b>	Yes
<b>Min. Earnest Money</b>	2%	<b>Possession</b>	RECORDING

**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**

THIS IS A 2ND FLOOR UNIT. OWNERS HAVE RECENTLY PAINTED, INSTALLED NEW FLOORING & COUNTERTOPS, AND DONE OTHER UPGRADES. TANANA MANOR IS A 12 UNIT COMPLEX CONVERTED TO CONDOS IN 1982. RECENT UPGRADES INCLUDE NEW ROOF, BOILER AND INSULATION IN 2009, AMONG OTHERS. STORAGE AREA IN BASEMENT ALONG WITH COIN OP WASHER/DRYERS. ROOF ASSESSMENT BALANCE \$7,733 AND PAYABLE IN MONTHLY INSTALLMENTS OF \$74.50/MONTH, IN ADDITION TO CONDO FEE OF \$381.08. ALMOST ALL WINDOWS IN UNIT ARE NEW. NO PETS.

**ADDITIONAL PICTURES****DISCLAIMER**

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