

FULL REPORT



RESIDENTIAL

MLS #: 107349	Asking Price: \$394,850
Status: ACTIVE	Construction: 2x6
Type: SINGLE FAMILY	Foundation: Concrete Block
Address: 3095 FORREST DRIVE	Style: 2 Story
City: FAIRBANKS	# Bedrooms: 3 Age: 11-15 yrs
Zip: 99709	# Full Baths: 2
Area: SW RURAL FBKS	# Partial Baths: 1
Garage Capacity: 3	Garage Type: Attached/HTD
Licensee: AUDREY J FOLDOE - (907) 456-6000	
MEYERES REAL ESTATE - Main (907) 456-6000	

General

Asking Price: **\$394,850**
 # of Acres: **1.8520**
 Commission: **3%**
 Subdivison: **Park Forest**
 Lot (Tax Lot): **5**
 Block (Section): **B**
 Listing Date: **1/25/2008**
 Owner: **CLAY SHEPHERD**
 Elementary: **Wood River**
 Middle School: **Ryan**
 Senior High: **West Valley**

General

Year Built: **1995** Sign: **Yes**
 Zoning: **Rural Estate Districts-2**
 Overlay:
 Flood Zone: **X**
 Aprx. Lot Sq. Ft.: **80,673**
 Aprx. Res. Sq. Ft.: **3256**
 Aprx. Garage Sq. Ft.: **1080**
 CCRs Y/N: **Yes**
 Original Price: **\$409,900**
 DOM: **83**
 Prc/SqFt: **\$121.27**
 Virtual Tour:

Features

Design: 2 Story, Contemporary	Laundry: Main Level, Other/See Remarks
Exterior Finish: Lap Siding, Cedar	Heating: Oil, Radiant Floor, OHWBB
Roof: Shingle	Sewer: Septic
Basement: Crawl Space	Water: Private Well
Windows: Thermal Pane, Wood	Energy Rating: Five
Exterior Fea: Deck/Patio, RV Parking, Fence, Satellite Dish, Satellite Components, TV Antenna, Lawn, Natural, Telephone Service,	
Interior Fea: Jetted Tub, Walk In Closets, Tile Floor, Vaulted Ceiling, Smoke Detectors, HRV, Laminate Flooring	
Other Rooms: Den/Study, Formal Dining, Master Suite	
Appliance/Equip: Cook Top, Wall Oven, Dishwasher, Garbage Disposal, Water Softener, Garage Door Opener, Ceiling Fan	
View: Mountain, Territorial	Road Access: Gravel, Maintained
Terms: Cash/Refinance	Showing Inst: Call 1st Show, Lock Box

Financial

Directions: **CHENA PUMP TO R ON ROLAND, L ON CHENA HILLS, R ON FORREST TO 3095**

Taxes: 6234	HOA Dues/Mo.: N/A
Tax Parcel: 0372510	Assessments: No
Mill Rate: 16.165	Min. Earnest Money: 7500
Possession: RECORDING	Internet Y/N: Yes

Remarks

FIVE STAR WHEN BUILT, BEAUTIFULLY MAINTAINED, RECENT KITCHEN UPGRADES: NEW COUNTERTOPS & APPLIANCES. HOME HAS HUGE 20 FOOT VAULTED CEILING IN LIVING ROOM WITH 15' HIGH WINDOWS TO THE SOUTH. FANTASTIC MASTER WITH PRIVATE DECK, HUGE BATH WITH WHIRLPOOL TUB AND A MONSTROUS CLOSET THAT'S TO DIE FOR! THERE'S EVEN A 2ND WASHER & DRYER IN THE MASTER BATH AREA AND A 2-PERSON STEAM SHOWER BESIDES. 3 CAR GARAGE OVER 1000 SQ FT, NEW BOILER & 470' WELL.