

ALL FIELDS DETAIL



MLS #	116656	Construction	2x6
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	31 + yrs
Address	930 GOLD PAN ROAD	Garage Type	Attached/HTD
Address 2		Style	2 Story
City	FAIRBANKS		
State	AK		
Zip	99712		
Area	EAST RURAL		
Class	RESIDENTIAL		
Asking Price	\$178,900		
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	3
# of Full Baths	1	# of Partial Baths	0
Total Baths	1	Garage Capacity	2
# of Acres	1.9038	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	Wildvw A2	Lot (Tax Lot)	23
Block (Section)	3	Listing Date	5/8/2011
Expiration Date	8/29/2011	Owner	BAC/VA
Owner Phone		Tenant	
Tenant Phone		Elementary School	Weller
Middle School	Tanana	Senior High School	Lathrop
Year Built	1976	Zoning	Rural Estate Districts-2
Zoning Overlay	N/A	Flood Zone	X
Aprx. Lot Sq. Ft.	82,929	Aprx. Res. Sq. Ft.	1488
Aprx. Garage Sq. Ft.	700	Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	1
Upper Level Baths	0	Upper Level XRM	1
Upper Level Apx. Sq. Ft.	528	Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	2	Main Level Baths	1
Main Level XRM		Main Level Apx. Sq. Ft.	960
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	---
Lower Level Baths	---	Lower Level XRM	
Lower Level Apx. Sq. Ft.		Lower Lev. Unfin. Sq. Ft.	
Base/Below # Bedrooms	---	Base/Below Baths	---
Base/Below XRM		Base/Below Apx. Sq. Ft.	
Base/Below Unfin. Sq. Ft.		Living Room Apx. Size	
Living Room Level		Kitchen Apx. Size	
Kitchen Level		Dining Room Apx. Size	
Dining Room Level		Family Room Apx. Size	
Family Room Level		Master Bedroom Apx. Size	
Total Units	1	Master Bedroom Level	
Bedroom 2 Apx. Size		Bedroom 2 Level	
Off Market Date		Appointment Required	No
Search By Map		Tax ID	
Update Date	5/31/2011	Status Date	5/9/2011
HotSheet Date	5/31/2011	Price Date	5/31/2011
Input Date	5/9/2011 7:18:00 PM	Associated Document Count	4
Original Price	\$184,900	Agent Hit Count	62
Client Hit Count	82	Cumulative DOM	23

GENERAL

Directions NEW STEESE TO RIGHT ON GOLD # of Parking Spaces
 MINE TRAIL TO 930, SIGN ON
 POST. OR GILMORE TRAIL TO LEFT
 ON GOLD MINE TRAIL TO 2ND LEFT
 AFTER GOLD PAN ROAD.
 ADDRESS IS GOLD PAN BUT BEST
 DRIVEWAY IS ON GOLD MINE
 TRAIL.

Days On Market 23 **Price/Aprx. Res.** \$120.23

FEATURES

DESIGN 2 Story Up & Down	EXTERIOR FEATURES Deck/Patio RV Parking Shed Lawn Telephone Service	HEATING OHWBB	FIRE SERVICE Yes
EXTERIOR FINISH Cedar		APPLIANCES & EQUIPMENT Range/Oven Refrigerator	VIEW Territorial
ROOF Shingle	INTERIOR FEATURES Smoke Detectors Laminate Flooring	Blinds Drapes	ROAD ACCESS Gravel Maintained
BASEMENT Crawl Space	OTHER ROOMS Family Room	SEWER Septic	TERMS Cash/Refinance
WINDOWS Thermal Pane	LAUNDRY Main Level	WATER Private Well	SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box

FINANCIAL

Incentives		Taxes	3227
Mill Rate	17.7	Internet Y/N	Yes
Tax Parcel	0165115	FNSB Map #	111B4
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	2%	Possession	RECORDING
Short Sale (Y/N)	No	Foreclosure (Y/N)	Yes
REO (Y/N)	Yes		

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

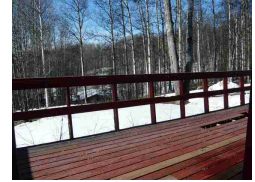
REMARKS

LOVELY COUNTRY HOME WITH 3 BDRMS, A GREAT HILLSIDE LOT, AND AN OVER-SIZED GARAGE. YOU CAN DRIVE THRU FROM GOLD MINE OR GOLD PAN AS DESIRED. LOTS OF DECKING ALTHO IT NEEDS REPAIR. A SEPARATE BUILDING HOUSES THE BOILER AND HAS ROOM FOR STORAGE. WELL IS UNKNOWN DEPTH. IN 2007 ALL WATER & HEAT LINES WERE REPLACED. BOILER IS QUITE NEW, HEAT IS ON, AND HOUSE HAS BEEN WINTERIZED. ONE TOILET TANK IS CRACKED.

ADDENDUM

REALTORS: VACANT, LOCKBOX. CALL LL OFFICE AND GO 456-6000. This is a VA owned property and 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.