

ALL FIELDS DETAIL



MLS #	111582	Construction	2x4
Status	ACTIVE	Foundation	Poured Concrete
Type	DUPLEX	Age	31 + yrs
Address	703 GRADELLE AVENUE	Garage Type	Attached/HTD
Address 2		Style	2 Story
City	Fairbanks		
State	AK		
Zip	99709		
Area	WEST FAIRBANKS		
Class	RESIDENTIAL		
Asking Price	\$215,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Internet Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Single Family Options	ATTACHED	# of Bedrooms	4
# of Full Baths	2	# of Partial Baths	0
Total Baths	2	Garage Capacity	2
# of Acres	0.3240	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	Mckinley Acres	Lot (Tax Lot)	13 & 14
Block (Section)	2	Listing Date	6/16/2009
Expiration Date	9/16/2009	Owner	Corporate
Owner Phone	n/a	Tenant	n/a
Tenant Phone	n/a	Elementary School	University Park
Middle School	Ryan	Senior High School	West Valley
Year Built	1964	Zoning	Two-Family Residential District
Zoning Overlay	n/a	Flood Zone	X500
Aprx. Lot Sq. Ft.	14,113	Aprx. Res. Sq. Ft.	2064
Aprx. Garage Sq. Ft.	864	Fuel/Gal Per Year	unk
Electric/Month	unk	CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	2
Upper Level Baths	1	Upper Level XRM	
Upper Level Apx. Sq. Ft.	1200	Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	2	Main Level Baths	1
Main Level XRM		Main Level Apx. Sq. Ft.	864
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	0
Lower Level Baths	0	Lower Level XRM	0
Lower Level Apx. Sq. Ft.	0	Lower Lev. Unfin. Sq. Ft.	0
Base/Below # Bedrooms	0	Base/Below Baths	0
Base/Below XRM	0	Base/Below Apx. Sq. Ft.	0
Base/Below Unfin. Sq. Ft.	0	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	2	Master Bedroom Level	
Bedroom 2 Apx. Size		Bedroom 2 Level	
Off Market Date		Appointment Required	No
Mapping		Tax ID	
Update Date	6/19/2009	Status Date	6/18/2009
HotSheet Date	6/18/2009	Price Date	6/18/2009
Input Date	6/18/2009 7:56:00 PM	Associated Document Count	0
Original Price	\$215,000	Agent Hit Count	23
Client Hit Count	18	Cumulative DOM	3
Directions	Geist to Gradelle just a short ways on the left	Days On Market	3
Price/Apx. Res.	\$104.17		

FEATURES

DESIGN	EXTERIOR FEATURES	APPLIANCES & EQUIPMENT	ENERGY RATING
2 Story	Deck/Patio	Range/Oven	None

FEATURES**EXTERIOR FINISH**

T1-11

ROOF

Shingle

BASEMENT

None

WINDOWS

Thermal Pane

Wood

RV Parking

Cable TV

Lawn

Natural

Telephone Service

High Speed Internet

INTERIOR FEATURES

Fireplace

Arctic Entry

Smoke Detectors

LAUNDRY

Garage

HEATING

OHWBB

Refrigerator

SEWER

Public

WATER

Public

ROAD SERVICE

Yes

FIRE SERVICE

Yes

WATERFRONT

Slough

VIEW

None

ROAD ACCESS

Paved

Maintained

DOCUMENTS ON FILE

Survey

Other/See Remarks

TERMS

Cash/Refinance

SHOWING INSTRUCTIONS

Call Listing Licensee

Vacant

Lock Box

FINANCIAL**Incentives**

N

Mill Rate

16.185

Tax Parcel

0258784

HOA Dues/Mo.

n/a

Min. Earnest Money

3500

Taxes

1782

Internet Y/N

Yes

FNSB Map #

311C31

Assessments Y/N/UNK

No

Possession

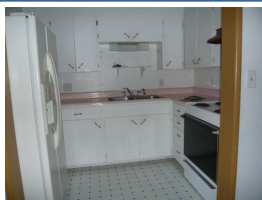
record

SOLD STATUS**How Sold****Closing Date****Selling Licensee****Selling Office 1****Selling Office 2****Selling Office 3****Contract Date****Sold Price****Sell Team****Selling Licensee 2****Selling Licensee 3****Additional Comments****REMARKS**

Nice fully functional duplex on big double lot with dry slough frontage in rear. Great location close to West Valley & U of A. Big backyard, concrete drive, 2nd floor deck, attached heated garage, average condition with fireplace in each unit (I have no information on their condition) rent for lower unit was \$1000 plus electric. Large common entry to accomodate both units. Garage is partially divided fro privacy.

ADDENDUM

Offers must be accompanied by a pre qualification letter from Wells Fargo to be considered although the buyer can finance wherever they wish. Property is being sold as "as is".

ADDITIONAL PICTURES**DISCLAIMER**

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