

ALL FIELDS DETAIL



MLS #	115441	Construction	2x6
Status	ACTIVE	Foundation	Concrete Block
Type	DUPLEX	Age	16-20 yrs
Address	1303/1315 GULL ROAD	Garage Type	Attached/HTD
Address 2		Style	2 Story
City	FAIRBANKS		
State	AK		
Zip	99712		
Area	RURAL FAIRBANKS		
Class	RESIDENTIAL		
Asking Price	\$187,900		
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	3
# of Full Baths	2	# of Partial Baths	1
Total Baths	3	Garage Capacity	2
# of Acres	1.8360	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	Skyridge Height	Lot (Tax Lot)	5&6
Block (Section)	B	Listing Date	11/9/2010
Expiration Date	2/6/2011	Owner	BAC/VA
Owner Phone		Tenant	
Tenant Phone		Elementary School	Joy
Middle School	Tanana	Senior High School	Lathrop
Year Built	1996	Zoning	General Use District - 1
Zoning Overlay	N/A	Flood Zone	X
Aprx. Lot Sq. Ft.	79,976	Aprx. Res. Sq. Ft.	1440
Aprx. Garage Sq. Ft.	624	Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	1
Upper Level Baths	1.5	Upper Level XRM	
Upper Level Apx. Sq. Ft.	912	Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	2	Main Level Baths	1
Main Level XRM		Main Level Apx. Sq. Ft.	528
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	2	Master Bedroom Level	
Bedroom 2 Apx. Size		Bedroom 2 Level	
Off Market Date		Appointment Required	No
Search By Map		Tax ID	
Update Date	11/10/2010	Status Date	11/10/2010
HotSheet Date	11/10/2010	Price Date	11/10/2010
Input Date	11/10/2010 6:27:00 PM	Associated Document Count	3
Original Price	\$187,900	Agent Hit Count	3
Client Hit Count	0	Cumulative DOM	1

GENERAL

Directions STEESE HWY TO FARMERS LOOP # of Parking Spaces
 TO RIGHT ON SKYLINE DRIVE,
 RIGHT ON SKYRIDGE AT THE TOP
 OF THE HILL, RIGHT ON GULL.
 HOUSE ON RIGHT, WATCH FOR
 SIGNS.

Days On Market 1 **Price/Aprx. Res.** \$130.49

FEATURES

DESIGN 2 Story Contemporary Up & Down	EXTERIOR FEATURES Deck/Patio RV Parking Shed Garden Area Natural Telephone Service	HEATING Radiant Floor OHWBB	ROAD SERVICE Yes
EXTERIOR FINISH Lap Siding Cedar Vinyl	INTERIOR FEATURES Wood Stove Sauna Jetted Tub Vaulted Ceiling Smoke Detectors	APPLIANCES & EQUIPMENT Range/Oven Dishwasher Microwave Refrigerator Washer Dryer Blinds Garage Door Opener	FIRE SERVICE Yes
ROOF Shingle	OTHER ROOMS Loft	SEWER Septic	VIEW Territorial
BASEMENT Finished Daylight	LAUNDRY Garage	WATER Private Well	ROAD ACCESS Gravel Maintained
WINDOWS Thermal Pane Wood			TERMS Cash/Refinance
			SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box

FINANCIAL

Incentives		Taxes	2941
Mill Rate	16.05	Internet Y/N	Yes
Tax Parcel	SEEREMARKS	FNSB Map #	411F1
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

1996 DUPLEX IN THE HILLS. MAIN FLOOR HAS A SMALL 2 BDRM APT BEHIND THE GARAGE; UPPER LEVEL IS AN ATTRACTIVE 1 BDRM 1.5 BATH UNIT WITH GREAT KITCHEN, VAULTED CEILINGS, MASTER BDRM WITH BUILT-INS, WOODSTOVE, & HUGE BATH WITH JETTED TUB, SHOWER AND SAUNA. NICE CURVED STAIRCASE ON LEFT OF HOUSE & LOTS OF DECKING. THIS PROPERTY INCLUDES 2 LOTS, HOUSE IS ON 2ND LOT. TAX PARCELS: 0349691 & 0349704. VA VENDEE FINANCING AVAILABLE, SEE ASSOC. DOCS.

ADDENDUM

REALTORS: VACANT - LOCKBOX - CALL LISTING LICENSEE OFFICE & GO. 456-6000. THIS PROPERTY IS BEING SOLD "AS IS". ALL OFFERS NEED TO PROVIDE A PRE-APPROVAL LETTER FROM BANK OF AMERICA. THIS IS A VA OWNED PROPERTY SO VA VENDEE FINANCING IS AVAILABLE WITH "0" DOWN WITH GREAT INTEREST RATE & 30 YEAR TERM & YOU DON'T HAVE TO BE A VET TO QUALIFY. Email Sarah Gilada at sarah.gilada@bankofamerica.com or call 866-645-5309. All cash offers must show proof of cash.

ADDITIONAL PICTURES



DISCLAIMER

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