

ALL FIELDS DETAIL



MLS #	112230	Construction	2x4
Status	ACTIVE	Foundation	Post On Pad
Type	SINGLE FAMILY	Age	31 + yrs
Address	2411 HOMESTEAD DRIVE	Garage Type	Attached/HTD
Address 2		Style	Ranch
City	NORTH POLE		
State	AK		
Zip	99705		
Area	BADGER&RURAL NP		
Class	RESIDENTIAL		
Asking Price	\$44,900		
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	2	# of Partial Baths	0
Total Baths	2	Garage Capacity	2
# of Acres	0.3300	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	2S 2E	Lot (Tax Lot)	TL 822
Block (Section)	N/A	Listing Date	9/2/2009
Expiration Date	1/2/2010	Owner	WELLS FARGO NA
Owner Phone		Tenant	
Tenant Phone		Elementary School	North Pole
Middle School	N. Pole Middle	Senior High School	N. Pole High
Year Built	1965	Zoning	General Use District - 1
Zoning Overlay	N/A	Flood Zone	X500
Aprx. Lot Sq. Ft.	14,374	Aprx. Res. Sq. Ft.	1464
Aprx. Garage Sq. Ft.	756	Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	No
Sign Y/N	Yes	Upper Level # Bedrooms	N/A
Upper Level Baths	N/A	Upper Level XRM	
Upper Level Apx. Sq. Ft.		Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	3	Main Level Baths	2
Main Level XRM		Main Level Apx. Sq. Ft.	1464
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	N/A
Lower Level Baths	N/A	Lower Level XRM	
Lower Level Apx. Sq. Ft.		Lower Lev. Unfin. Sq. Ft.	
Base/Below # Bedrooms	N/A	Base/Below Baths	N/A
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
Mapping		Tax ID	
Update Date	10/2/2009	Status Date	9/3/2009
HotSheet Date	10/2/2009	Price Date	10/2/2009
Input Date	9/3/2009 4:27:00 PM	Associated Document Count	1
Original Price	\$52,900	Agent Hit Count	40
Client Hit Count	64	Cumulative DOM	30
Directions	RICHARDSON HIGHWAY TO OLD RICHARDSON, TO HOMESTEAD DRIVE, ON THE RIGHT	# of Parking Spaces	
Days On Market	30	Price/Aprx. Res.	\$30.67

FEATURES

DESIGN Ranch	WINDOWS Thermal Pane Wood	LAUNDRY Main Level	FIRE SERVICE Yes
EXTERIOR FINISH Lap Siding	EXTERIOR FEATURES RV Parking Fence Fixer-Upper Lawn Natural Telephone Service	HEATING OHWBB	ROAD ACCESS Paved Maintained
ROOF Shingle	INTERIOR FEATURES Arctic Entry Smoke Detectors	APPLIANCES & EQUIPMENT Range/Oven Dishwasher Refrigerator	DOCUMENTS ON FILE Survey
BASEMENT Crawl Space	OTHER ROOMS Mud Room	SEWER Public	TERMS Cash/Refinance
		WATER Public	SHOWING INSTRUCTIONS Call Listing Licensee Call 1st Show Vacant Lock Box
		ROAD SERVICE Yes	

FINANCIAL

Incentives	N	Taxes	1814
Mill Rate	15.3	Internet Y/N	Yes
Tax Parcel	0328804	FNSB Map #	222C2
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	2500	Possession	RECORDING

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

BANK-OWNED OLDER RANCH WITH HUGE YARD PARTIALLY FENCED, DOUBLE GARAGE, ARCTIC ENTRY. IT WAS IN THE PROCESS OF BEING PAINTED & REMODELED AT THE TIME OF FORECLOSURE. OIL BASEBOARD HEAT (ASSUMED FROZEN), UTILITY ROOM, FAIR-SIZED KITCHEN WITH APPLIANCES, COVERED UNFINISHED ADD-ON IN REAR. THIS IS ON NORTH POLE WATER & SEWER, GREAT FIXER UPPER WITHIN NORTH POLE CITY LIMITS.

ADDENDUM

REALTORS: SHOWINGS EASY - VACANT - CALL LL & LEAVE MESSAGE AND GO. 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 is". All cash offers are eligible for an expedited closing pending clear title and/or hazard claim resolution of approximately 15 business days. This is an REO property & even if an offer is accepted it will be responded to on a counter offer form. 2-3 day turn around for reponse is typical.

ADDITIONAL PICTURES**DISCLAIMER**

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