

ALL FIELDS DETAIL



MLS #	110994	Construction	2x6
Status	ACTIVE	Foundation	All Weather Wood
Type	SINGLE FAMILY	Age	21-30 yrs
Address	2829 HORSESHOE WAY	Garage Type	Attached/HTD
Address 2		Style	Ranch
City	North Pole		
State	AK		
Zip	99705		
Area	BADGER&RURAL NP		
Class	RESIDENTIAL		
Asking Price	\$40,000		
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	1
# of Acres	0.9429	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	2.5
Subd. Township/Range	Horseshoe Manor	Lot (Tax Lot)	21
Block (Section)	0	Listing Date	4/21/2009
Expiration Date	7/21/2009	Owner	IAS
Owner Phone	n/a	Tenant	n/a
Tenant Phone	n/a	Elementary School	Badger Road
Middle School	N. Pole Middle	Senior High School	N. Pole High
Year Built	1985	Zoning	General Use District - 1
Zoning Overlay	n/a	Flood Zone	X
Aprx. Lot Sq. Ft.	41,074	Aprx. Res. Sq. Ft.	1080
Aprx. Garage Sq. Ft.	308	Fuel/Gal Per Year	unk
Electric/Month	unk	CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	0
Upper Level Baths	0	Upper Level XRM	0
Upper Level Apx. Sq. Ft.	0	Upper Lev. Unfin. Sq. Ft.	0
Main Level # Bedrooms	3	Main Level Baths	1
Main Level XRM	0	Main Level Apx. Sq. Ft.	1080
Main Lev. Unfin. Sq. Ft.	0	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	M	Kitchen Apx. Size	
Kitchen Level	M	Dining Room Apx. Size	
Dining Room Level	M	Family Room Apx. Size	
Family Room Level		Master Bedroom Apx. Size	
Total Units	1	Master Bedroom Level	M
Bedroom 2 Apx. Size		Bedroom 2 Level	M
Off Market Date		Appointment Required	No
Mapping		Tax ID	
Update Date	4/23/2009	Status Date	4/23/2009
HotSheet Date	4/23/2009	Price Date	4/23/2009
Input Date	4/23/2009 12:38:00 AM	Associated Document Count	0
Original Price	\$40,000	Agent Hit Count	21
Client Hit Count	33	Cumulative DOM	92
Directions	Badger Rd approx 1/2 mile from NP to L on Horseshoe, go way back until it makes a large curve, it is on the L on the curve	Days On Market	2
Price/Aprx. Res.	\$37.04		

FEATURES

DESIGN Ranch	EXTERIOR FEATURES RV Parking Fixer-Upper Natural Telephone Service	APPLIANCES & EQUIPMENT Range/Oven	ROAD ACCESS Gravel Unmaintained
EXTERIOR FINISH T1-11	INTERIOR FEATURES Vaulted Ceiling Smoke Detectors	SEWER Septic	DOCUMENTS ON FILE Inspection Report Other/See Remarks
ROOF Shingle	LAUNDRY Main Level	WATER Private Well	TERMS Cash/Refinance
BASEMENT Partial Size Unfinished	HEATING OFA	ROAD SERVICE No	SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box
WINDOWS Single Pane Thermal Pane Wood See Remarks		FIRE SERVICE Yes	
		VIEW None	
		ENERGY RATING None	

FINANCIAL

Incentives	N	Taxes	594.68
Mill Rate	13.943	Internet Y/N	Yes
Tax Parcel	0302066	FNSB Map #	222B4
HOA Dues/Mo.	n/a	Assessments Y/N/UNK	No
Min. Earnest Money	2500	Possession	record

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

There is a full basement that is not counted in the living space. There is almost no alternative to moving this house off this failing foundation and on to a new foundation. There is a lot of mold in the lower level which houses a family room potential bedroom, full bath and utility room. The house has a nice floor plan with vaulted ceilings and open kitchen, living and dining area.

ADDENDUM

This property is being sold "WHERE IS AS IS" for cash only. All offers must be accompanied by proof of cash available to close or a bank letter attesting funds are available with no restrictions. Minimum \$1,000 commission to selling salesperson.

ADDITIONAL PICTURES**DISCLAIMER**

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