

**ALL FIELDS DETAIL**



<b>MLS #</b>	110994	<b>Construction</b>	2x6
<b>Status</b>	ACTIVE	<b>Foundation</b>	All Weather Wood
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	21-30 yrs
<b>Address</b>	2829 HORSESHOE WAY	<b>Garage Type</b>	Attached/HTD
<b>Address 2</b>		<b>Style</b>	Ranch
<b>City</b>	North Pole		
<b>State</b>	AK		
<b>Zip</b>	99705		
<b>Area</b>	BADGER&RURAL NP		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$16,900		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Internet Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Single Family Options</b>	DETACHED	<b># of Bedrooms</b>	3
<b># of Full Baths</b>	1	<b># of Partial Baths</b>	0
<b>Total Baths</b>	1	<b>Garage Capacity</b>	1
<b># of Acres</b>	0.9429	<b>Licensee</b>	AUDREY J FOLDOE - HM: (907) 456-6000
<b>Listing Office 1</b>	MEYERES REAL ESTATE - Main: (907) 456-6000	<b>Licensee 2</b>	
<b>Listing Office 2</b>		<b>Commission to Selling Off</b>	2.5
<b>Subd. Township/Range</b>	Horseshoe Manor	<b>Lot (Tax Lot)</b>	21
<b>Block (Section)</b>	0	<b>Listing Date</b>	4/21/2009
<b>Expiration Date</b>	12/30/2009	<b>Owner</b>	IAS
<b>Owner Phone</b>	n/a	<b>Tenant</b>	n/a
<b>Tenant Phone</b>	n/a	<b>Elementary School</b>	Badger Road
<b>Middle School</b>	N. Pole Middle	<b>Senior High School</b>	N. Pole High
<b>Year Built</b>	1985	<b>Zoning</b>	General Use District - 1
<b>Zoning Overlay</b>	n/a	<b>Flood Zone</b>	X
<b>Aprx. Lot Sq. Ft.</b>	41,074	<b>Aprx. Res. Sq. Ft.</b>	1080
<b>Aprx. Garage Sq. Ft.</b>	308	<b>Fuel/Gal Per Year</b>	unk
<b>Electric/Month</b>	unk	<b>CCRs Y/N</b>	Yes
<b>Sign Y/N</b>	Yes	<b>Upper Level # Bedrooms</b>	0
<b>Upper Level Baths</b>	0	<b>Upper Level XRM</b>	0
<b>Upper Level Apx. Sq. Ft.</b>	0	<b>Upper Lev. Unfin. Sq. Ft.</b>	0
<b>Main Level # Bedrooms</b>	3	<b>Main Level Baths</b>	1
<b>Main Level XRM</b>	0	<b>Main Level Apx. Sq. Ft.</b>	1080
<b>Main Lev. Unfin. Sq. Ft.</b>	0	<b>Lower Level # Bedrooms</b>	0
<b>Lower Level Baths</b>	0	<b>Lower Level XRM</b>	0
<b>Lower Level Apx. Sq. Ft.</b>	0	<b>Lower Lev. Unfin. Sq. Ft.</b>	0
<b>Base/Below # Bedrooms</b>	0	<b>Base/Below Baths</b>	0
<b>Base/Below XRM</b>	0	<b>Base/Below Apx. Sq. Ft.</b>	0
<b>Base/Below Unfin. Sq. Ft.</b>	0	<b>Living Room Apx. Size</b>	
<b>Living Room Level</b>	M	<b>Kitchen Apx. Size</b>	
<b>Kitchen Level</b>	M	<b>Dining Room Apx. Size</b>	
<b>Dining Room Level</b>	M	<b>Family Room Apx. Size</b>	
<b>Family Room Level</b>		<b>Master Bedroom Apx. Size</b>	
<b>Total Units</b>	1	<b>Master Bedroom Level</b>	M
<b>Bedroom 2 Apx. Size</b>		<b>Bedroom 2 Level</b>	M
<b>Off Market Date</b>		<b>Appointment Required</b>	No
<b>Mapping</b>		<b>Tax ID</b>	
<b>Update Date</b>	10/2/2009	<b>Status Date</b>	4/23/2009
<b>HotSheet Date</b>	10/2/2009	<b>Price Date</b>	10/2/2009
<b>Input Date</b>	4/23/2009 12:38:00 AM	<b>Associated Document Count</b>	3
<b>Original Price</b>	\$40,000	<b>Agent Hit Count</b>	86
<b>Client Hit Count</b>	319	<b>Cumulative DOM</b>	254
<b>Directions</b>	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		

**GENERAL**

<b>Days On Market</b>	164	<b>Price/Aprx. Res.</b>	\$15.65
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**FEATURES**

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

**FINANCIAL**

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

**SOLD STATUS**

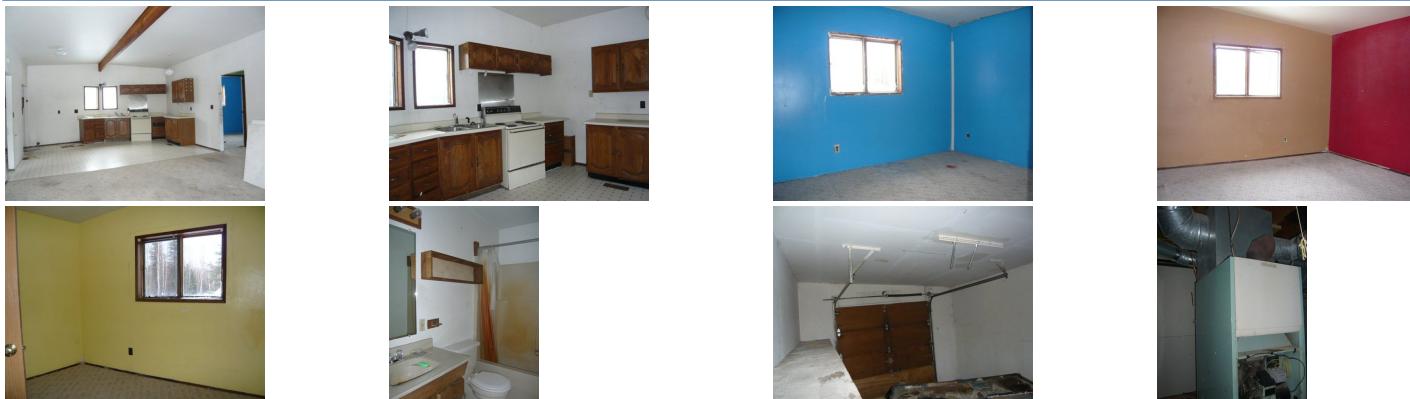
<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Selling Licensee</b>	<b>Sell Team</b>
<b>Selling Office 1</b>	<b>Selling Licensee 2</b>
<b>Selling Office 2</b>	<b>Selling Licensee 3</b>
<b>Selling Office 3</b>	<b>Additional Comments</b>

**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.