

ALL FIELDS DETAIL



MLS #	115351	Construction	2x6
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	16-20 yrs
Address	5410 INGRID DRIVE	Garage Type	Detached/UN
Address 2		Style	2 Story
City	FAIRBANKS		
State	AK		
Zip	99714		
Area	SALCHA		
Class	RESIDENTIAL		
Asking Price	\$116,900		
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	1	# of Partial Baths	1
Total Baths	2	Garage Capacity	2
# of Acres	1.4770	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	Grayling	Lot (Tax Lot)	1
Block (Section)	N/A	Listing Date	10/26/2010
Expiration Date	1/24/2011	Owner	VA/BAC
Owner Phone		Tenant	
Tenant Phone		Elementary School	Salcha
Middle School	Ben Eielson	Senior High School	Ben Eielson
Year Built	1991	Zoning	General Use District - 1
Zoning Overlay	N/A	Flood Zone	A
Aprx. Lot Sq. Ft.	64,339	Aprx. Res. Sq. Ft.	1216
Aprx. Garage Sq. Ft.	864	Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	No
Sign Y/N	Yes	Upper Level # Bedrooms	2
Upper Level Baths	1	Upper Level XRM	
Upper Level Apx. Sq. Ft.	560	Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	0	Main Level Baths	.5
Main Level XRM		Main Level Apx. Sq. Ft.	616
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
Search By Map		Tax ID	
Update Date	12/22/2010	Status Date	10/27/2010
HotSheet Date	12/22/2010	Price Date	12/22/2010
Input Date	10/27/2010 6:19:00 PM	Associated Document Count	3
Original Price	\$124,900	Agent Hit Count	49
Client Hit Count	37	Cumulative DOM	270

GENERAL

Directions	RICHARDSON HWY TO RIGHT ON STRINGS RD (APPROX 8 MILES PAST EIELSON), RIGHT ON OLD RICHARDSON, LEFT ON INGRID, CROSS BRIDGE, 1ST ON RIGHT	# of Parking Spaces	
Days On Market	57	Price/Aprx. Res.	\$96.13

FEATURES

DESIGN 2 Story A Frame/Chalet	EXTERIOR FEATURES Deck/Patio RV Parking Shed Lawn Natural	APPLIANCES & EQUIPMENT Washer Dryer Garage Door Opener Drapes	ROAD ACCESS Gravel Unmaintained
EXTERIOR FINISH T1-11		SEWER Septic	DOCUMENTS ON FILE Survey Property Disclosure Inspection Report
ROOF Metal		WATER Private Well	Appraisal Floor Sketch Other/See Remarks
BASEMENT Crawl Space	INTERIOR FEATURES Smoke Detectors Laminate Flooring	ROAD SERVICE No	TERMS Cash/Refinance
WINDOWS Thermal Pane	LAUNDRY Upper Level Bathroom	FIRE SERVICE No	SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box
	HEATING OFA	WATERFRONT Slough	

FINANCIAL

Incentives	N	Taxes	1796
Mill Rate	12.7	Internet Y/N	Yes
Tax Parcel	0456021	FNSB Map #	
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	2%	Possession	RECORDING
Short Sale (Y/N)	No	Foreclosure (Y/N)	No
REO (Y/N)	No		

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

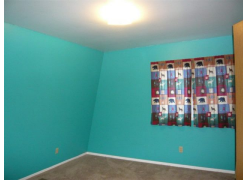
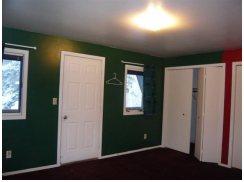
REMARKS

VERY CUTE CHALET WITH PILEDRIVER SLOUGH FRONTAGE, NICE CONDITION, NO FROZEN PIPES (WINTERIZED). OFA HEAT, NO APPLIANCES. NICE SETTING WITH PRIVACY. NEW BOILER AND HOT WATER HEATER IN 2008. FLOOD INSURANCE MAY BE REQUIRED. DECK OFF MASTER BD RM, WRAP AROUND DECK IN FRONT AND SIDE. APPRAISER BY RICK STOVARSKY SEPT '09 @ \$178,000. This property qualifies for VA VENDEE financing.

ADDENDUM

REALTORS: VACANT - LOCKBOX, CALL LL OFFICE AND SHOW. 456-6000. THIS PROPERTY IS BEING SOLD "AS IS". ALL OFFERS NEED TO PROVIDE A PRE-APPROVAL LETTER BY A BANK OF AMERICA BRANCH OFFICE. This property qualifies for VA Vendee financing. Veteran or not, a buyer can purchase with ?0? down, low interest rates, and a 30 year term. Investors can get the same loan with 5% down. Email Stephanie Warner at stephanie2.johnston@bankofamerica.com or call her at 800-850-7655 ext 1450822 to get pre-qualified. All offers must be accompanied by a pre-qualification letter. Cash offers must show proof of funds.

ADDITIONAL PICTURES



DISCLAIMER

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