

**ALL FIELDS DETAIL**



<b>MLS #</b>	113244	<b>Construction</b>	2x6
<b>Status</b>	ACTIVE	<b>Foundation</b>	Concrete Block
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	16-20 yrs
<b>Address</b>	5410 INGRID DRIVE	<b>Garage Type</b>	Detached/UN
<b>Address 2</b>		<b>Style</b>	2 Story
<b>City</b>	FAIRBANKS		
<b>State</b>	AK		
<b>Zip</b>	99714		
<b>Area</b>	SALCHA		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$138,900		
<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>	1
<b>Total Baths</b>	2	<b>Garage Capacity</b>	2
<b># of Acres</b>	1.4770	<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>	3%
<b>Subd. Township/Range</b>	Grayling	<b>Lot (Tax Lot)</b>	1
<b>Block (Section)</b>	N/A	<b>Listing Date</b>	3/4/2010
<b>Expiration Date</b>	9/2/2010	<b>Owner</b>	VA/BAC
<b>Owner Phone</b>		<b>Tenant</b>	
<b>Tenant Phone</b>		<b>Elementary School</b>	Salcha
<b>Middle School</b>	Ben Eielson	<b>Senior High School</b>	Ben Eielson
<b>Year Built</b>	1991	<b>Zoning</b>	General Use District - 1
<b>Zoning Overlay</b>	N/A	<b>Flood Zone</b>	A
<b>Aprx. Lot Sq. Ft.</b>	64,339	<b>Aprx. Res. Sq. Ft.</b>	1216
<b>Aprx. Garage Sq. Ft.</b>	864	<b>Fuel/Gal Per Year</b>	
<b>Electric/Month</b>		<b>CCRs Y/N</b>	No
<b>Sign Y/N</b>	Yes	<b>Upper Level # Bedrooms</b>	2
<b>Upper Level Baths</b>	1	<b>Upper Level XRM</b>	
<b>Upper Level Apx. Sq. Ft.</b>	560	<b>Upper Lev. Unfin. Sq. Ft.</b>	
<b>Main Level # Bedrooms</b>	0	<b>Main Level Baths</b>	.5
<b>Main Level XRM</b>		<b>Main Level Apx. Sq. Ft.</b>	616
<b>Main Lev. Unfin. Sq. Ft.</b>		<b>Lower Level # Bedrooms</b>	N/A
<b>Lower Level Baths</b>	N/A	<b>Lower Level XRM</b>	
<b>Lower Level Apx. Sq. Ft.</b>		<b>Lower Lev. Unfin. Sq. Ft.</b>	
<b>Base/Below # Bedrooms</b>	N/A	<b>Base/Below Baths</b>	N/A
<b>Base/Below XRM</b>		<b>Base/Below Apx. Sq. Ft.</b>	
<b>Base/Below Unfin. Sq. Ft.</b>		<b>Living Room Apx. Size</b>	
<b>Living Room Level</b>		<b>Kitchen Apx. Size</b>	
<b>Kitchen Level</b>		<b>Dining Room Apx. Size</b>	
<b>Dining Room Level</b>		<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>	
<b>Bedroom 2 Apx. Size</b>		<b>Bedroom 2 Level</b>	
<b>Off Market Date</b>		<b>Appointment Required</b>	No
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	7/8/2010	<b>Status Date</b>	5/25/2010
<b>HotSheet Date</b>	7/8/2010	<b>Price Date</b>	7/8/2010
<b>Input Date</b>	3/5/2010 7:36:00 PM	<b>Associated Document Count</b>	4
<b>Original Price</b>	\$152,900	<b>Agent Hit Count</b>	59
<b>Client Hit Count</b>	69	<b>Cumulative DOM</b>	70

**GENERAL**

<b>Directions</b>	RICHARDSON HWY TO RIGHT ON STRINGS RD (APPROX 8 MILES PAST EIELSON), RIGHT ON OLD RICHARDSON, LEFT ON INGRID, CROSS BRIDGE, 1ST ON RIGHT	<b># of Parking Spaces</b>	
<b>Days On Market</b>	70	<b>Price/Aprx. Res.</b>	\$114.23

**FEATURES**

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

**FINANCIAL**

<b>Incentives</b>	N	<b>Taxes</b>	1796
<b>Mill Rate</b>	12.7	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	0456021	<b>FNSB Map #</b>	
<b>HOA Dues/Mo.</b>	N/A	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	2%	<b>Possession</b>	RECORDING

**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>	

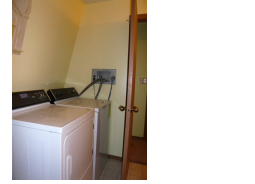
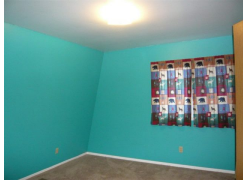
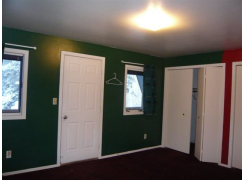
**REMARKS**

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. According to Bank of America, this property qualifies for VA VENDEE financing. See associated docs.

**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 (THEY WILL PROVIDE A FREE APPRAISAL AND CREDIT REPORT IF THEY PROVIDE THE LOAN TO THE BUYER, AS WELL AS THEY WILL TRY TO BEAT WHATEVER DEAL ANY OTHER LENDER HAS OFFERED). Email Sarah Gilada at sarah.gilada@bankofamerica.com or call 866-645-5309 Ext 5628. All offers must be accompanied by a pre-approval letter from Bank of America to be submitted. All cash offers must show proof of cash. According to Bank of America, this property qualifies for VA VENDEE financing. See associated docs.

**ADDITIONAL PICTURES**



**DISCLAIMER**

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