

ALL FIELDS DETAIL



MLS #	112732	Construction	2x6
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	21-30 yrs
Address	1664 KIVALINA STREET	Garage Type	Attached/HTD
Address 2	1668 Kivilana Street	Style	Split Entry
City	Fairbanks		
State	AK		
Zip	99709		
Area	SOUTH FAIRBANKS		
Class	RESIDENTIAL		
Asking Price	\$166,900		
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	1
Total Baths	3	Garage Capacity	2
# of Acres	0.2192	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	Westgate	Lot (Tax Lot)	11A & 11B
Block (Section)	110	Listing Date	12/11/2009
Expiration Date	4/7/2010	Owner	BAC/VA
Owner Phone	n/a	Tenant	n/a
Tenant Phone	n/a	Elementary School	Hunter
Middle School	Ryan	Senior High School	Lathrop
Year Built	1981	Zoning	Two-Family Residential District
Zoning Overlay	n/a	Flood Zone	X500
Aprx. Lot Sq. Ft.	9550	Aprx. Res. Sq. Ft.	1791
Aprx. Garage Sq. Ft.	572	Fuel/Gal Per Year	unk
Electric/Month	unk	CCRs Y/N	No
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	2
Main Level XRM	0	Main Level Apx. Sq. Ft.	1291
Main Lev. Unfin. Sq. Ft.	0	Lower Level # Bedrooms	0
Lower Level Baths	.5	Lower Level XRM	1
Lower Level Apx. Sq. Ft.	500	Lower Lev. Unfin. Sq. Ft.	500
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	L	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
Search By Map		Tax ID	
Update Date	1/7/2010	Status Date	1/7/2010
HotSheet Date	1/7/2010	Price Date	1/7/2010
Input Date	12/12/2009 5:50:00 PM	Associated Document Count	1
Original Price	\$171,900	Agent Hit Count	41
Client Hit Count	123	Cumulative DOM	15
Directions	Airport to L on Market to L on S Kobuk to R on Kivalina, on the R	# of Parking Spaces	6

FEATURES

DESIGN 1.5 Story Split Entry Daylight Basement	EXTERIOR FEATURES Deck/Patio RV Parking Fence Shed Lawn	APPLIANCES & EQUIPMENT Range/Oven Dishwasher Refrigerator Blinds	VIEW None
EXTERIOR FINISH T1-11 Cedar	INTERIOR FEATURES Fireplace Vaulted Ceiling Smoke Detectors	SEWER Public	ENERGY RATING None
ROOF Shingle	OTHER ROOMS Family Room	WATER Public	ROAD ACCESS Paved Maintained
BASEMENT Partial Size Unfinished Daylight	LAUNDRY Lower Level	ROAD SERVICE Yes	DOCUMENTS ON FILE Survey Other/See Remarks
WINDOWS Thermal Pane Wood	HEATING OHWBB	FIRE SERVICE Yes	TERMS Cash/Refinance
			SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box

FINANCIAL

Incentives	N	Taxes	3856
Mill Rate	17.11	Internet Y/N	Yes
Tax Parcel	0594044	FNSB Map #	311D11
HOA Dues/Mo.	no	Assessments Y/N/UNK	No
Min. Earnest Money	3500	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

This is listed at a lower price than I suggested and I think is a great opportunity to get a nice in town home in a good neighborhood with 3 bedrooms, 2.5 baths and a heated 2 car garage. There is a fireplace, a big deck and a darling playhouse of storage building. The lot is all fenced and the driveway is paved. Don't wait around, this will go fast.

ADDENDUM

This is a VA property and all offers must have a pre approval letter from Bank of America. There is no VA Vendee financing on this at the present time.

ADDITIONAL PICTURES**DISCLAIMER**

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