

ALL FIELDS DETAIL



MLS #	112116	Construction	See Remarks
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	31 + yrs
Address	1187 KODIAK STREET	Garage Type	Attached/HTD
Address 2		Style	Raised Ranch
City	FAIRBANKS		
State	AK		
Zip	99701		
Area	NORTH FAIRBANKS		
Class	RESIDENTIAL		
Asking Price	\$199,900		
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	5
# of Full Baths	3	# of Partial Baths	0
Total Baths	3	Garage Capacity	1
# of Acres	0.2893	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	Taku	Lot (Tax Lot)	8
Block (Section)	9	Listing Date	8/19/2009
Expiration Date	4/20/2010	Owner	WELLS FARGO
Owner Phone		Tenant	
Tenant Phone		Elementary School	Denali
Middle School	Ryan	Senior High School	Lathrop
Year Built	1964	Zoning	Single-Family Residential Districts - 10
Zoning Overlay	N/A	Flood Zone	X500
Aprx. Lot Sq. Ft.	12,600	Aprx. Res. Sq. Ft.	2689
Aprx. Garage Sq. Ft.	336	Fuel/Gal Per Year	UNK
Electric/Month	UNK	CCRs Y/N	No
Sign Y/N	Yes	Upper Level # Bedrooms	N/A
Upper Level Baths	N/A	Upper Level XRM	
Upper Level Apx. Sq. Ft.		Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	3	Main Level Baths	2
Main Level XRM		Main Level Apx. Sq. Ft.	1484
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	2
Lower Level Baths	1	Lower Level XRM	1
Lower Level Apx. Sq. Ft.	1205	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		Master Bedroom Level	
Bedroom 2 Apx. Size		Bedroom 2 Level	
Off Market Date		Appointment Required	No
Search By Map		Tax ID	
Update Date	1/20/2010	Status Date	9/12/2009
HotSheet Date	1/20/2010	Price Date	1/20/2010
Input Date	8/20/2009 8:07:00 PM	Associated Document Count	1
Original Price	\$272,900	Agent Hit Count	90
Client Hit Count	470	Cumulative DOM	152

GENERAL

Directions	AIRPORT WAY TO NORTH ON MARKET, IMMEDIATE RIGHT ON ACCESS ROAD, LEFT ON GREGORY, RIGHT ON RUBY, LEFT ON KODIAK, HOUSE ON RIGHT	# of Parking Spaces	
Days On Market	152	Price/Aprx. Res.	\$74.34

FEATURES

DESIGN Raised Ranch	INTERIOR FEATURES Fireplace Jetted Tub Laminate Flooring	SEWER Public	ROAD ACCESS Paved Maintained
BASEMENT Full Size Finished	OTHER ROOMS Family Room	WATER Public	TERMS Cash/Refinance
EXTERIOR FEATURES Handicap Access RV Parking Fence Lawn	HEATING OHWBB	ROAD SERVICE Yes	SHOWING INSTRUCTIONS Call Listing Licensee Call 1st Show Vacant Lock Box
	APPLIANCES & EQUIPMENT Range/Oven	FIRE SERVICE Yes	

FINANCIAL

Incentives	Yes/See Remarks	Taxes	4095
Mill Rate	17.278	Internet Y/N	Yes
Tax Parcel	0102288	FNSB Map #	
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	3500	Possession	RECORDING

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

APPEARS TO BE 2X6 OR 2X4 WALL WITH 2 INCHES OF RIGID FOAM INSULATION ADDED. LOTS OF HANDICAP FEATURES: RAMP, BATHROOM IN MASTER, JETTED TUB DOWN. BATHROOMS APPEAR TO HAVE BEEN REMODELED IN RECENT PAST, NICE LAMINATE FLOOR IN LIVING ROOM. BIG DINING AREA, FIREPLACE, BIG FAMILY DOWNSTAIRS & BIG STORAGE ROOM, 3 BDRMS ON MAIN LEVEL PLUS 2 DOWN WITH EGRESS WINDOWS. BIG BIG BIG! LARGE 2-CAR DETACHED GARAGE BEHIND (USED TO BE ACCESSED BY ALLEY).

ADDENDUM

\$4,000 BONUS TO SELLING LICENSEE!!! The buyer's licensee will receive a \$4,000 bonus on any offer accepted and under contract by 1/30/10. Contract must close in order to receive bonus and bonus must be collected on the settlement statement. REALTORS: SHOWINGS EASY - VACANT - CALL LL & LEAVE MESSAGE AND GO. Offers must be accompanied by a pre-qualification letter from Wells Fargo to be considered although the buyer can finance wherever they wish. Property is being sold "as is". This is an REO property & even if an offer is accepted it will be responded to on a counter offer form. 2-3 day turnaround for reponse is typical.

ADDITIONAL PICTURES

DISCLAIMER

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