

ALL FIELDS DETAIL



MLS #	112982	Construction	2x4
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	31 + yrs
Address	732 LOVE ROAD	Garage Type	None
Address 2		Style	Raised Ranch
City	FAIRBANKS		
State	AK		
Zip	99712		
Area	CHENA HOTSPRNGS		
Class	RESIDENTIAL		
Asking Price	\$79,900		
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	0
Total Baths	2	Garage Capacity	0
# of Acres	0.8850	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	Other	Lot (Tax Lot)	TRACT A WAGNER PROPERTY
Block (Section)	N/A	Listing Date	1/26/2010
Expiration Date	4/26/2010	Owner	WELLS FARGO
Owner Phone		Tenant	
Tenant Phone		Elementary School	Weller
Middle School	Tanana	Senior High School	Lathrop
Year Built	1969	Zoning	General Use District - 1
Zoning Overlay	N/A	Flood Zone	X
Aprx. Lot Sq. Ft.	38,551	Aprx. Res. Sq. Ft.	1664
Aprx. Garage Sq. Ft.		Fuel/Gal Per Year	
Electric/Month		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	1	Main Level Baths	1
Main Level XRM		Main Level Apx. Sq. Ft.	832
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	2	Base/Below Baths	1
Base/Below XRM	1	Base/Below Apx. Sq. Ft.	832
Base/Below Unfin. Sq. Ft.		Living Room Apx. Size	
Living Room Level	M	Kitchen Apx. Size	
Kitchen Level	M	Dining Room Apx. Size	
Dining Room Level		Family Room Apx. Size	
Family Room Level	B	Master Bedroom Apx. Size	
Total Units	1	Master Bedroom Level	M
Bedroom 2 Apx. Size		Bedroom 2 Level	B
Off Market Date		Appointment Required	No
Search By Map		Tax ID	
Update Date	1/27/2010	Status Date	1/27/2010
HotSheet Date	1/27/2010	Price Date	1/27/2010
Input Date	1/27/2010 6:12:00 PM	Associated Document Count	0
Original Price	\$79,900	Agent Hit Count	1
Client Hit Count	0	Cumulative DOM	1
Directions	FROM CHSR, RIGHT ON LOVE ROAD, IMMEDIATELY TO THE LEFT, HOUSE CORNERS ON LOVE & CHSR	# of Parking Spaces	

GENERAL

Days On Market	1	Price/Aprx. Res.	\$48.02
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FEATURES

DESIGN Raised Ranch	INTERIOR FEATURES Wood Stove Smoke Detectors	APPLIANCES & EQUIPMENT Wall Oven Water Softener	ROAD ACCESS Gravel Maintained
BASEMENT Full Size Partially Finished	OTHER ROOMS Family Room	SEWER Septic	DOCUMENTS ON FILE Survey
WINDOWS Wood	HEATING Oil Wood OHWBB	WATER Private Well	TERMS Cash/Refinance
EXTERIOR FEATURES Fixer-Upper Greenhouse Natural		ROAD SERVICE Yes	SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box
		FIRE SERVICE Yes	

FINANCIAL

Incentives	Yes/See Remarks	Taxes	1866
Mill Rate	15.316	Internet Y/N	Yes
Tax Parcel	216623	FNSB Map #	
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	1500	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

THIS IS A FIXER UPPER THAT COULD END UP AS A VERY CUTE HOUSE. PLENTY OF SPACE BUT NEEDS A GOOD OVERHAUL. SHED, NICE CORNER LOT. BEDROOMS DOWNSTAIRS DO NOT HAVE EGRESS WINDOWS.

ADDENDUM

REALTORS: LOCKBOX - VACANT - CALL LL OFFICE AND GO. 456-6000. (LOCKBOX IS DIRECTLY BEHIND YOU IF YOU ARE STANDING AT THE FRONT DOOR.) ** \$2000 SELLING LICENSEE BONUS if under contact by 2/28/10. Must close to obtain bonus. ** 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 turn around 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.