

ALL FIELDS DETAIL



MLS #	112617	Construction	Log
Status	ACTIVE	Foundation	Poured Concrete
Type	SINGLE FAMILY	Age	21-30 yrs
Address	389 LAKE TROUT LANE	Garage Type	Detached/UN
Address 2		Style	Multi-Level
City	FAIRBANKS		
State	AK		
Zip	99712		
Area	CHENA HOTSPRNGS		
Class	RESIDENTIAL		
Asking Price	\$139,900		
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	1
# of Full Baths	2	# of Partial Baths	0
Total Baths	2	Garage Capacity	1
# of Acres	4.6900	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	Thomas 3	Lot (Tax Lot)	28
Block (Section)	N/A	Listing Date	11/16/2009
Expiration Date	4/7/2010	Owner	BAC/VA
Owner Phone		Tenant	
Tenant Phone		Elementary School	North Pole
Middle School	N. Pole Middle	Senior High School	N. Pole High
Year Built	1983	Zoning	General Use District - 1
Zoning Overlay	N/A	Flood Zone	X
Aprx. Lot Sq. Ft.	204,296	Aprx. Res. Sq. Ft.	2060
Aprx. Garage Sq. Ft.	480	Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	1
Upper Level Baths	1	Upper Level XRM	
Upper Level Apx. Sq. Ft.	416	Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	0	Main Level Baths	0
Main Level XRM		Main Level Apx. Sq. Ft.	832
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	0
Lower Level Baths	1	Lower Level XRM	3
Lower Level Apx. Sq. Ft.	832	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	1/7/2010	Status Date	11/17/2009
HotSheet Date	1/7/2010	Price Date	1/7/2010
Input Date	11/17/2009 7:43:00 PM	Associated Document Count	3
Original Price	\$173,900	Agent Hit Count	44
Client Hit Count	76	Cumulative DOM	52
Directions	22.5 MILE CHSR, RIGHT ON CORY RANCH, LEFT ON ANDERS, RIGHT ON LAKE TROUT		

FEATURES

DESIGN Multi-Level	EXTERIOR FEATURES Deck/Patio RV Parking Fence Horse Property Greenhouse Lawn Natural Telephone Service	LAUNDRY Lower Level	FIRE SERVICE No
EXTERIOR FINISH Log		HEATING OHWBB	ROAD ACCESS Gravel Unmaintained
ROOF Metal		APPLIANCES & EQUIPMENT Range/Oven Dishwasher Refrigerator	DOCUMENTS ON FILE Survey
BASEMENT Full Size Finished	INTERIOR FEATURES Jetted Tub Vaulted Ceiling Smoke Detectors	SEWER Septic	TERMS Cash/Refinance
WINDOWS Thermal Pane Wood	OTHER ROOMS Family Room Master Suite	WATER Private Well	SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box
		ROAD SERVICE No	

FINANCIAL

Incentives	N	Taxes	2929
Mill Rate	15.459	Internet Y/N	Yes
Tax Parcel	0158381	FNSB Map #	
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	2500	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 REAL COUNTRY HOME ON A BIG 4.7 ACRE LOT. HUGE 300 SQ FT COVERED PORCH IN THE FRONT AND A BIG 720 SQ FT CARPORT IN THE REAR. THE ENTIRE UPPER FLOOR IS THE MASTER SUITE; MAIN FLOOR IS KITCHEN, LIVING ROOM, AND DINING; DOWNSTAIRS IS 2 POTENTIAL BEDROOMS, A BATH, AND A BIG FAMILY ROOM. THE POTENTIAL BEDROOMS HAVE NO WINDOWS. LOWER LEVEL IS TOTALLY FINISHED BUT UPSTAIRS HAS SOME UNFINISHED ASPECTS.

ADDENDUM

REALTORS: VACANT, LOCKBOX, CALL LISTING LICENSEE AND GO. THIS PROPERTY IS BEING SOLD "AS IS". This is a VA owned property and VA Vendee financing is available with a great interest rate and "0" down for any owner occupant or 5% down for an investor. VISIT VA.REOTRANS.COM. FOR MORE INFORMATION OR FOR A FREE PRE-QUALIFICATION, PLEASE CALL 800.816.4346 TO SPEAK WITH A QUALIFIED VENDEE REPRESENTATIVE. Cash offers must be accompanied by 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.