

ALL FIELDS DETAIL



MLS #	112668	Construction	2x6
Status	ACTIVE	Foundation	All Weather Wood
Type	SINGLE FAMILY	Age	21-30 yrs
Address	1207 LAVONNE COURT	Garage Type	Attached/UN
Address 2		Style	2 Story
City	NORTH POLE		
State	AK		
Zip	99705		
Area	BADGER&RURAL NP		
Class	RESIDENTIAL		
Asking Price	\$127,900		
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	1	# of Partial Baths	0
Total Baths	1	Garage Capacity	3
# of Acres	1.0500	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	Dawn 1	Lot (Tax Lot)	7C
Block (Section)	4	Listing Date	11/27/2009
Expiration Date	5/5/2010	Owner	BANK OF AMERICA
Owner Phone		Tenant	
Tenant Phone		Elementary School	Badger Road
Middle School	N. Pole Middle	Senior High School	N. Pole High
Year Built	1985	Zoning	General Use District - 1
Zoning Overlay	N/A	Flood Zone	X500
Aprx. Lot Sq. Ft.	45,738	Aprx. Res. Sq. Ft.	2463
Aprx. Garage Sq. Ft.	1024	Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	N/A
Upper Level Baths	N/A	Upper Level XRM	
Upper Level Aprx. Sq. Ft.	1024	Upper Lev. Unfin. Sq. Ft.	1024
Main Level # Bedrooms	3	Main Level Baths	1
Main Level XRM		Main Level Aprx. Sq. Ft.	1439
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	N/A
Lower Level Baths	N/A	Lower Level XRM	
Lower Level Aprx. Sq. Ft.		Lower Lev. Unfin. Sq. Ft.	
Base/Below # Bedrooms	N/A	Base/Below Baths	N/A
Base/Below XRM		Base/Below Aprx. Sq. Ft.	
Base/Below Unfin. Sq. Ft.		Living Room Aprx. Size	
Living Room Level		Kitchen Aprx. Size	
Kitchen Level		Dining Room Aprx. Size	
Dining Room Level		Family Room Aprx. Size	
Family Room Level		Master Bedroom Aprx. Size	
Total Units	1	Master Bedroom Level	
Bedroom 2 Aprx. Size		Bedroom 2 Level	
Off Market Date		Appointment Required	No
Search By Map		Tax ID	
Update Date	2/4/2010	Status Date	11/29/2009
HotSheet Date	2/4/2010	Price Date	2/4/2010
Input Date	11/29/2009 11:29:00 PM	Associated Document Count	1
Original Price	\$149,900	Agent Hit Count	65
Client Hit Count	308	Cumulative DOM	69
Directions	FIRST BADGER, RIGHT ON HOLMES , RIGHT ON DENNIS, LEFT ON COPPER, LEFT ON LAVONNE		
Days On Market	69	Price/Aprx. Res.	\$51.93

FEATURES

DESIGN 2 Story	EXTERIOR FEATURES RV Parking	LAUNDRY Main Level	ROAD SERVICE Yes
EXTERIOR FINISH T1-11	Fence	HEATING OFA	FIRE SERVICE Yes
ROOF Shingle	Fixer-Upper	APPLIANCES & EQUIPMENT Range/Oven	ROAD ACCESS Gravel
BASEMENT Crawl Space	Shed	Dishwasher	Maintained
WINDOWS Thermal Pane	Natural	Refrigerator	TERMS Cash/Refinance
Wood	Telephone Service	Blinds	SHOWING INSTRUCTIONS Call Listing Licensee
Vinyl	INTERIOR FEATURES Arctic Entry	Curtain Rods	Vacant
	Smoke Detectors	SEWER Septic	Lock Box
	OTHER ROOMS Master Suite	WATER Private Well	

FINANCIAL

Incentives	N	Taxes	2865
Mill Rate	15.157	Internet Y/N	Yes
Tax Parcel	0418463	FNSB Map #	211E2
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

HUGE 1024 SQ FT GARAGE ADDITION PLUS 1024 ON TOP, UNFINISHED. EVIDENTALLY, OWNER PLANNED FOR A HUGE MASTER SUITE. NO HEAT IN THIS AREA YET. ORIGINALLY A 2 BDRM 1 BATH RANCH, ORIGINAL 1 CAR GARAGE WAS DEVELOPED INTO A 3RD BEDROOM. THIS HOME HAS A GORGEOUS KITCHEN WITH A BRAND NEW STAINLESS STEEL RANGE, DISHWASHER & REFRIGERATOR. REGULAR FINANCING SHOULD WORK SINCE THE MAIN WORK IS COMPLETE. FORCED AIR FURNACE APPEARS TO BE ON ITS LAST LEG AND MAY HAVE TO BE REPLACED. HOME FRONTS ON COPPER AND LAVONNE. GOOD OPPORTUNITY FOR A HUGE HOUSE THAT OWNER COULD FINISH. NO SPECIAL FINANCING.

ADDENDUM

REALTORS: VACANT, LOCKBOX, CALL LISTING LICENSEE AND GO. 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.

ADDITIONAL PICTURES

DISCLAIMER

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