

**ALL FIELDS DETAIL**



<b>MLS #</b>	115546	<b>Construction</b>	2x6
<b>Status</b>	ACTIVE	<b>Foundation</b>	Concrete Block
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	11-15 yrs
<b>Address</b>	420 LE ANN DRIVE	<b>Garage Type</b>	Attached/HTD
<b>Address 2</b>		<b>Style</b>	Split Entry
<b>City</b>	FAIRBANKS		
<b>State</b>	AK		
<b>Zip</b>	99701		
<b>Area</b>	EAST FAIRBANKS		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$289,900		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Internet Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Single Family Options</b>	DETACHED	<b># of Bedrooms</b>	4
<b># of Full Baths</b>	2	<b># of Partial Baths</b>	0
<b>Total Baths</b>	2	<b>Garage Capacity</b>	2
<b># of Acres</b>	0.2093	<b>Licensee</b>	AUDREY J FOLDOE - HM: (907) 456-6000
<b>Listing Office 1</b>	MEYERES REAL ESTATE - Main: (907) 456-6000	<b>Licensee 2</b>	
<b>Listing Office 2</b>		<b>Commission to Selling Off</b>	3%
<b>Subd. Township/Range</b>	Shannon P3	<b>Lot (Tax Lot)</b>	8
<b>Block (Section)</b>	M	<b>Listing Date</b>	12/14/2010
<b>Expiration Date</b>	3/30/2011	<b>Owner</b>	RODRIQUEZ & MONTERO
<b>Owner Phone</b>		<b>Tenant</b>	
<b>Tenant Phone</b>		<b>Elementary School</b>	Ladd
<b>Middle School</b>	Tanana	<b>Senior High School</b>	Lathrop
<b>Year Built</b>	1995	<b>Zoning</b>	General Use District - 1
<b>Zoning Overlay</b>	N/A	<b>Flood Zone</b>	X500
<b>Aprx. Lot Sq. Ft.</b>	9117	<b>Aprx. Res. Sq. Ft.</b>	2460
<b>Aprx. Garage Sq. Ft.</b>	832	<b>Fuel/Gal Per Year</b>	
<b>Electric/Month</b>		<b>CCRs Y/N</b>	Yes
<b>Sign Y/N</b>	Yes	<b>Upper Level # Bedrooms</b>	---
<b>Upper Level Baths</b>	---	<b>Upper Level XRM</b>	
<b>Upper Level Apx. Sq. Ft.</b>		<b>Upper Lev. Unfin. Sq. Ft.</b>	
<b>Main Level # Bedrooms</b>	2	<b>Main Level Baths</b>	1
<b>Main Level XRM</b>		<b>Main Level Apx. Sq. Ft.</b>	1260
<b>Main Lev. Unfin. Sq. Ft.</b>		<b>Lower Level # Bedrooms</b>	2
<b>Lower Level Baths</b>	1	<b>Lower Level XRM</b>	
<b>Lower Level Apx. Sq. Ft.</b>	1200	<b>Lower Lev. Unfin. Sq. Ft.</b>	
<b>Base/Below # Bedrooms</b>	---	<b>Base/Below Baths</b>	---
<b>Base/Below XRM</b>		<b>Base/Below Apx. Sq. Ft.</b>	
<b>Base/Below Unfin. Sq. Ft.</b>		<b>Living Room Apx. Size</b>	
<b>Living Room Level</b>		<b>Kitchen Apx. Size</b>	
<b>Kitchen Level</b>		<b>Dining Room Apx. Size</b>	
<b>Dining Room Level</b>		<b>Family Room Apx. Size</b>	
<b>Family Room Level</b>		<b>Master Bedroom Apx. Size</b>	
<b>Total Units</b>		<b>Master Bedroom Level</b>	
<b>Bedroom 2 Apx. Size</b>		<b>Bedroom 2 Level</b>	
<b>Off Market Date</b>		<b>Appointment Required</b>	Yes
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	12/14/2010	<b>Status Date</b>	12/14/2010
<b>HotSheet Date</b>	12/14/2010	<b>Price Date</b>	12/14/2010
<b>Input Date</b>	12/14/2010 9:26:00 PM	<b>Associated Document Count</b>	0
<b>Original Price</b>	\$289,900	<b>Agent Hit Count</b>	1
<b>Client Hit Count</b>	0	<b>Cumulative DOM</b>	0
<b>Directions</b>	STEESE HWY TO TRAINER GATE, LEFT ON SHANNON DRIVE, LEFT ON D STREET, RIGHT ON LE ANN DRIVE, 3RD ON LEFT	<b># of Parking Spaces</b>	

**GENERAL**

Price/Aprx. Res. \$117.85

**FEATURES**

<b>DESIGN</b> Tri-Level	<b>EXTERIOR FEATURES</b> Deck/Patio	<b>LAUNDRY</b> Main Level	<b>ROAD ACCESS</b> Paved
<b>EXTERIOR FINISH</b> Lap Siding	RV Parking	<b>HEATING</b> Radiant Floor	Maintained
Vinyl	Fence	OHWBB	<b>DOCUMENTS ON FILE</b> Survey
<b>ROOF</b> Shingle	Shed	<b>APPLIANCES &amp; EQUIPMENT</b> Range/Oven	Property Disclosure
<b>BASEMENT</b> Full Size	Satellite Dish	Dishwasher	Fuel/Utility Usage
Finished	Cable TV	Garbage Disposal	Floor Sketch
Daylight	Lawn	Garage Door Opener	Other/See Remarks
<b>WINDOWS</b> Thermal Pane	Natural	<b>SEWER</b> Public	<b>TERMS</b> Cash/Refinance
Vinyl	Telephone Service	<b>WATER</b> Public	<b>SHOWING INSTRUCTIONS</b> Call Listing Licensee
	High Speed Internet	<b>ROAD SERVICE</b> Yes	Appt Only
	<b>INTERIOR FEATURES</b> Walk In Closets	<b>FIRE SERVICE</b> Yes	Lock Box
	Smoke Detectors		Beware of Pet
	Laminate Flooring		
	<b>OTHER ROOMS</b> Family Room		
	Game Room		
	Den/Study		
	Workshop		
	Mud Room		
	Office		
	Master Suite		

**FINANCIAL**

<b>Incentives</b>		<b>Taxes</b>	4509
<b>Mill Rate</b>	17.23	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	0398781	<b>FNSB Map #</b>	311A13
<b>HOA Dues/Mo.</b>	N/A	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	2%	<b>Possession</b>	RECORDING
<b>Short Sale (Y/N)</b>	No	<b>Foreclosure (Y/N)</b>	No
<b>REO (Y/N)</b>	No		

**SOLD STATUS**

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Selling Licensee</b>	<b>Sell Team</b>
<b>Selling Office 1</b>	<b>Selling Licensee 2</b>
<b>Selling Office 2</b>	<b>Selling Licensee 3</b>
<b>Selling Office 3</b>	<b>Additional Comments</b>

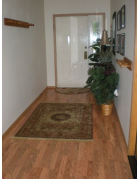
**REMARKS**

LOVELY SPACIOUS HOME WITH ELEGANT FOYER, HUGE LIVING ROOM, BIG KITCHEN WITH DOOR TO DECK. 2 BEDROOMS & 1 BATH MAIN LEVEL; DOWN IS NICE FAMILY ROOM, 2 MORE BEDROOMS, 1 BATH AND AN OFFICE. GARAGE IS HUGE, BACKYARD IS FENCED WITH EXCELLENT STORAGE SHED. PAVED DRIVE, POPULAR LOCATION CLOSE TO SCHOOLS, SHOPPING, ETC.

**ADDENDUM**

REALTORS: CALL LISTING OFFICE FOR APPT TO SHOW 456-6000. LOCKBOX, SIGNS.

**ADDITIONAL PICTURES**



**DISCLAIMER**

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