

**ALL FIELDS DETAIL**



<b>MLS #</b>	114408	<b>Construction</b>	Off Site Construction / See
<b>Status</b>	ACTIVE		Remarks
<b>Type</b>	SINGLE FAMILY	<b>Foundation</b>	Post On Pad
<b>Address</b>	1430 LETA STREET	<b>Age</b>	21-30 yrs
<b>Address 2</b>		<b>Garage Type</b>	Detached/UN
<b>City</b>	FAIRBANKS	<b>Style</b>	2 Story
<b>State</b>	AK		
<b>Zip</b>	99709		
<b>Area</b>	NW RURAL FBKS		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$84,900		
<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>	2
<b># of Full Baths</b>	0	<b># of Partial Baths</b>	0
<b>Total Baths</b>	0	<b>Garage Capacity</b>	1
<b># of Acres</b>	2.3050	<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>	Gldstrm Acres	<b>Lot (Tax Lot)</b>	3
<b>Block (Section)</b>	6	<b>Listing Date</b>	6/28/2010
<b>Expiration Date</b>	10/1/2010	<b>Owner</b>	RON & RITA VANDER STOEP
<b>Owner Phone</b>		<b>Tenant</b>	
<b>Tenant Phone</b>		<b>Elementary School</b>	Pearl Creek
<b>Middle School</b>	Randy Smith	<b>Senior High School</b>	West Valley
<b>Year Built</b>	1985	<b>Zoning</b>	General Use District - 1
<b>Zoning Overlay</b>	N/A	<b>Flood Zone</b>	X
<b>Aprx. Lot Sq. Ft.</b>	100,406	<b>Aprx. Res. Sq. Ft.</b>	1600
<b>Aprx. Garage Sq. Ft.</b>	412	<b>Fuel/Gal Per Year</b>	
<b>Electric/Month</b>		<b>CCRs Y/N</b>	No
<b>Sign Y/N</b>	Yes	<b>Upper Level # Bedrooms</b>	2
<b>Upper Level Baths</b>	0	<b>Upper Level XRM</b>	1
<b>Upper Level Aprx. Sq. Ft.</b>	600	<b>Upper Lev. Unfin. Sq. Ft.</b>	
<b>Main Level # Bedrooms</b>	1	<b>Main Level Baths</b>	0
<b>Main Level XRM</b>	1	<b>Main Level Aprx. Sq. Ft.</b>	800
<b>Main Lev. Unfin. Sq. Ft.</b>	200	<b>Lower Level # Bedrooms</b>	---
<b>Lower Level Baths</b>	---	<b>Lower Level XRM</b>	
<b>Lower Level Aprx. Sq. Ft.</b>		<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 Aprx. Sq. Ft.</b>	
<b>Base/Below Unfin. Sq. Ft.</b>		<b>Living Room Aprx. Size</b>	
<b>Living Room Level</b>		<b>Kitchen Aprx. Size</b>	
<b>Kitchen Level</b>		<b>Dining Room Aprx. Size</b>	
<b>Dining Room Level</b>		<b>Family Room Aprx. Size</b>	
<b>Family Room Level</b>		<b>Master Bedroom Aprx. Size</b>	
<b>Total Units</b>	1	<b>Master Bedroom Level</b>	
<b>Bedroom 2 Aprx. Size</b>		<b>Bedroom 2 Level</b>	
<b>Off Market Date</b>		<b>Appointment Required</b>	No
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	7/20/2010	<b>Status Date</b>	6/28/2010
<b>HotSheet Date</b>	7/20/2010	<b>Price Date</b>	7/20/2010
<b>Input Date</b>	6/28/2010 7:30:00 PM	<b>Associated Document Count</b>	1
<b>Original Price</b>	\$89,000	<b>Agent Hit Count</b>	37
<b>Client Hit Count</b>	42	<b>Cumulative DOM</b>	22
<b>Directions</b>	BALLAINE ROAD TO LEFT ON FRANKLIN JUST BEFORE GOLDSTREAM ROAD, GO ABOUT A BLOCK AND 1ST LEFT IS LETA	<b># of Parking Spaces</b>	

**GENERAL**

<b>Days On Market</b>	22	<b>Price/Aprx. Res.</b>	\$53.06
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**FEATURES**

<b>DESIGN</b> 2 Story Log A Frame/Chalet Cabin	<b>EXTERIOR FEATURES</b> Deck/Patio RV Parking Fixer-Upper Horse Property Satellite Dish Lawn	<b>OTHER ROOMS</b> Mud Room <b>HEATING</b> OFA <b>WATER</b> Holding Tank <b>ROAD SERVICE</b> No	<b>TERMS</b> Cash/Refinance 1st Deed of Trust <b>SHOWING INSTRUCTIONS</b> Call Listing Licensee Vacant Lock Box
<b>EXTERIOR FINISH</b> Log		<b>ROAD ACCESS</b> Gravel Unmaintained	
<b>BASEMENT</b> None			
<b>WINDOWS</b> Wood	<b>INTERIOR FEATURES</b> Arctic Entry Vaulted Ceiling		

**FINANCIAL**

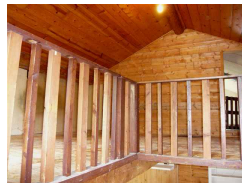
<b>Incentives</b>	N	<b>Taxes</b>	2122.28
<b>Mill Rate</b>	14.57	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	0131121	<b>FNSB Map #</b>	
<b>HOA Dues/Mo.</b>	N/A	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	2500	<b>Possession</b>	RECORDING

**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**

SELLER FINANCING AVAILABLE ON THIS CUTE LOG CHALET THAT NEEDS A HANDYMAN. NICE ACREAGE AND DETACHED UNFINISHED GARAGE. THE HOUSE NEEDS A LOT OF WORK BUT COULD BE PRETTY CUTE WHEN FINISHED. BIG DECK, OIL FORCED AIR HEAT. MAIN LEVEL HAS 1 BDRM, LIVING ROOM, DINING AREA, & UTILITY ROOM. WATER HOLDING TANK IN UTILITY ROOM. UPPER LEVEL HAS 2 BDRMS & DOOR TO SMALL DECK. \$10,000 DOWN WITH 6.5% INTEREST OVER 30 YEARS WITH BALLOON/REFINANCE IN 8 YEARS.

**ADDITIONAL PICTURES****DISCLAIMER**

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