

ALL FIELDS DETAIL



MLS #	115958	Construction	2x6
Status	ACTIVE	Foundation	Poured Concrete
Type	SINGLE FAMILY	Age	21-30 yrs
Address	2502 Linda Lane	Garage Type	None
Address 2		Style	2 Story
City	Fairbanks		
State	AK		
Zip	99709		
Area	SW RURAL FBKS		
Class	RESIDENTIAL		
Asking Price	\$265,000		
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	3	# of Partial Baths	0
Total Baths	3	Garage Capacity	0
# of Acres	1.4600	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	1S 2W	Lot (Tax Lot)	64
Block (Section)	14	Listing Date	2/18/2011
Expiration Date	5/18/2011	Owner	Wells Fargo N A
Owner Phone	n/a	Tenant	n/a
Tenant Phone	n/a	Elementary School	Wood River
Middle School	Ryan	Senior High School	West Valley
Year Built	1989	Zoning	General Use District - 1
Zoning Overlay	n/a	Flood Zone	X500X
Aprx. Lot Sq. Ft.	63,597	Aprx. Res. Sq. Ft.	2476
Aprx. Garage Sq. Ft.	0	Fuel/Gal Per Year	unk
Electric/Month	unk	CCRs Y/N	No
Sign Y/N	Yes	Upper Level # Bedrooms	2
Upper Level Baths	2	Upper Level XRM	2
Upper Level Aprx. Sq. Ft.	1776	Upper Lev. Unfin. Sq. Ft.	0
Main Level # Bedrooms	1	Main Level Baths	1
Main Level XRM	1	Main Level Aprx. Sq. Ft.	700
Main Lev. Unfin. Sq. Ft.	0	Lower Level # Bedrooms	1
Lower Level Baths	0	Lower Level XRM	0
Lower Level Aprx. Sq. Ft.	0	Lower Lev. Unfin. Sq. Ft.	0
Base/Below # Bedrooms	0	Base/Below Baths	0
Base/Below XRM	0	Base/Below Aprx. Sq. Ft.	0
Base/Below Unfin. Sq. Ft.	0	Living Room Aprx. Size	
Living Room Level	U	Kitchen Aprx. Size	
Kitchen Level	U	Dining Room Aprx. Size	
Dining Room Level	U	Family Room Aprx. Size	
Family Room Level	M	Master Bedroom Aprx. Size	
Total Units	1	Master Bedroom Level	U
Bedroom 2 Aprx. Size		Bedroom 2 Level	U
Off Market Date		Appointment Required	No
Search By Map		Tax ID	
Update Date	2/19/2011	Status Date	2/19/2011
HotSheet Date	2/19/2011	Price Date	2/19/2011
Input Date	2/19/2011 7:41:00 PM	Associated Document Count	0
Original Price	\$265,000	Agent Hit Count	14
Client Hit Count	23	Cumulative DOM	2
Directions	Chena Pump to R on Linda Lane before Roland Road 1st on R corners on Chena Pump & Linda Lane	# of Parking Spaces	8
Days On Market	2	Price/Aprx. Res.	\$107.03

FEATURES

DESIGN 2 Story Contemporary	EXTERIOR FEATURES Deck/Patio RV Parking Fence Horse Property Workshop Shed Lawn Natural Telephone Service	LAUNDRY Upper Level Main Level Other/See Remarks	FIRE SERVICE Yes
EXTERIOR FINISH T1-11 Lap Siding Cedar	INTERIOR FEATURES Wood Stove Jetted Tub Vaulted Ceiling Smoke Detectors Laminate Flooring	HEATING Radiant Floor OHWBB See Remarks	VIEW None
ROOF Metal	OTHER ROOMS Family Room Den/Study Office	APPLIANCES & EQUIPMENT Range/Oven Refrigerator Ceiling Fan	ENERGY RATING None
BASEMENT None		SEWER Septic	ROAD ACCESS Paved Gravel Maintained
WINDOWS Thermal Pane Wood Vinyl		WATER Private Well	DOCUMENTS ON FILE Survey Other/See Remarks
		ROAD SERVICE Yes	TERMS Cash/Refinance
			SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box

FINANCIAL

Incentives	Yes/See Remarks	Taxes	4339.38
Mill Rate	14.57	Internet Y/N	Yes
Tax Parcel	0174661	FNSB Map #	312F4
HOA Dues/Mo.	n/a	Assessments Y/N/UNK	No
Min. Earnest Money	2&	Possession	Record
Short Sale (Y/N)	No	Foreclosure (Y/N)	Yes
REO (Y/N)	Yes		

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

Unique property with GU-1 Zoning so almost any use will work-2 story home with huge living area plus a lower level that could be used as a small apt or with the house & also approx 762 sq ft kennel & grooming area. The 2nd newer building (1200 sq ft) was an office and indoor kennel area, could be converted to a huge garage or used as it. It has a separate htg system with radiant heat and both indoor & outdoor pens for boarding (17 pens). There are 14 outdoor pens for additional boarding and the entire lot is fenced. Huge hot tub in upper living area conveys. SELLING WHERE IS AS IS-NO REPAIRS WILL BE DONE BY SELLER. COST TO REPRODUCE THIS SET UP WOULD BE TREMENDOUS. FANTASTIC SET UP FOR THE RIGHT USER.

ADDENDUM

BONUS TO BUYER'S AGENT OF UP TO \$2,000/NO OFFERS CONSIDERED FOR 1ST 7 DAYS, DAYS 8 TO 12 OFFERS ONLY FROM NSP BUYERS, MUNICIPALITIES, NON PROFITS OR OWNER OCCUPANTS. DAYS 13+ ALL OFFERS WILL BE CONSIDERED. ALL OFFERS MUST BE ACCOMPANIED BY A PRE-QUALIFICATION LETTER FROM WELLS FARGO ALTHOUGH BUYER MAY USE LENDER OF THEIR CHOICE. ALL CASH OFFERS MUST SHOW 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.