

ALL FIELDS DETAIL



MLS #	115896	Construction	2x6
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	11-15 yrs
Address	1870 LYNX LANE	Garage Type	Attached/HTD
Address 2		Style	2 Story
City	Fairbanks		
State	AK		
Zip	99709		
Area	NW RURAL FBKS		
Class	RESIDENTIAL		
Asking Price	\$219,900		
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	1	# of Partial Baths	0
Total Baths	1	Garage Capacity	3
# of Acres	3.8000	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	Musk Ox	Lot (Tax Lot)	4
Block (Section)	6	Listing Date	2/8/2011
Expiration Date	6/8/2011	Owner	Sam, Jr & Lisa M. Bishop
Owner Phone		Tenant	
Tenant Phone		Elementary School	Pearl Creek
Middle School	Randy Smith	Senior High School	West Valley
Year Built	1998	Zoning	Rural Estate Districts-4
Zoning Overlay	N/A	Flood Zone	X
Aprx. Lot Sq. Ft.	165,528	Aprx. Res. Sq. Ft.	1356
Aprx. Garage Sq. Ft.	1044	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	1
Upper Level Aprx. Sq. Ft.	1356	Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	---	Main Level Baths	---
Main Level XRM		Main Level Aprx. Sq. Ft.	
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	---
Lower Level Baths	---	Lower Level XRM	
Lower Level Aprx. Sq. Ft.		Lower Lev. Unfin. Sq. Ft.	
Base/Below # Bedrooms	---	Base/Below Baths	---
Base/Below XRM		Base/Below Aprx. Sq. Ft.	
Base/Below Unfin. Sq. Ft.		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		Master Bedroom Aprx. Size	
Total Units	1	Master Bedroom Level	U
Bedroom 2 Aprx. Size		Bedroom 2 Level	
Off Market Date		Appointment Required	Yes
Search By Map		Tax ID	
Update Date	2/24/2011	Status Date	2/24/2011
HotSheet Date	2/24/2011	Price Date	2/8/2011
Input Date	2/8/2011 5:54:00 PM	Associated Document Count	1
Original Price	\$219,900	Agent Hit Count	54
Client Hit Count	23	Cumulative DOM	16
Directions	Farmers Loop to L on Ballaine to over the hill and L on Lynx Lane. Land corners on Ballaine and Lynx Lane	# of Parking Spaces	4
Days On Market	16	Price/Aprx. Res.	\$162.17

FEATURES**DESIGN**

2 Story
A Frame/Chalet

EXTERIOR FINISH

Lap Siding

ROOF

Metal

BASEMENT

None

WINDOWS

Thermal Pane
Vinyl

EXTERIOR FEATURES

Deck/Patio
RV Parking
Horse Property
Natural
Telephone Service

INTERIOR FEATURES

Tile Floor
Vaulted Ceiling
Smoke Detectors

LAUNDRY

Lower Level

HEATING

Radiant Floor
Monitor/Toyo

APPLIANCES & EQUIPMENT

Range/Oven
Jenn-Air Type
Dishwasher
Refrigerator
Ceiling Fan
Garage Door Opener

SEWER

Septic

WATER

Holding Tank

ROAD SERVICE

Yes

FIRE SERVICE

Yes

VIEW

Territorial

ENERGY RATING

None

ROAD ACCESS

Paved
Gravel
Maintained

DOCUMENTS ON FILE

Survey
Property Disclosure
Fuel/Utility Usage
Inspection Report
Floor Sketch
Other/See Remarks

TERMS

Cash/Refinance

SHOWING INSTRUCTIONS

Call Listing Licensee
Appt Only
Lock Box

FINANCIAL**Incentives****Mill Rate**

16.68

Tax Parcel

0252581

HOA Dues/Mo.

no

Min. Earnest Money

2%

Short Sale (Y/N)

No

REO (Y/N)

No

Taxes

1972.70

Internet Y/N

Yes

FNSB Map #**Assessments Y/N/UNK**

No

Possession

RECORDING

Foreclosure (Y/N)

No

SOLD STATUS**How Sold****Closing Date****Selling Licensee****Selling Office 1****Selling Office 2****Selling Office 3****Contract Date****Sold Price****Sell Team****Selling Licensee 2****Selling Licensee 3****Additional Comments****REMARKS**

This is a unique and extraordinary home that your buyers will love. All living area is on upper level, bedroom wall is removable if you want it entirely open, 2 dormers, beautiful wrought iron staircase, vaulted ceilings, slate and tile. 3.48 acres.

ADDITIONAL PICTURES**DISCLAIMER**

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