

ALL FIELDS DETAIL



MLS #	116488	Construction	2x6
Status	ACTIVE	Foundation	Post On Pad
Type	SINGLE FAMILY	Age	21-30 yrs
Address	675 MCGRATH ROAD	Garage Type	None
Address 2		Style	Ranch
City	Fairbanks		
State	AK		
Zip	99712		
Area	EAST RURAL		
Class	RESIDENTIAL		
Asking Price	\$104,500		
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	2
# of Full Baths	1	# of Partial Baths	0
Total Baths	1	Garage Capacity	0
# of Acres	2.0000	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	1N 1W	Lot (Tax Lot)	2519
Block (Section)	Section 25	Listing Date	4/16/2011
Expiration Date	8/14/2011	Owner	Bank of America
Owner Phone	n/a	Tenant	n/a
Tenant Phone	n/a	Elementary School	Joy
Middle School	Tanana	Senior High School	Lathrop
Year Built	1985	Zoning	Rural and Agricultural Districts - 5
Zoning Overlay	n/a	Flood Zone	X
Aprx. Lot Sq. Ft.	87,120	Aprx. Res. Sq. Ft.	960
Aprx. Garage Sq. Ft.	0	Fuel/Gal Per Year	unk
Electric/Month	unk	CCRs Y/N	No
Sign Y/N	Yes	Upper Level # Bedrooms	0
Upper Level Baths	0	Upper Level XRM	0
Upper Level Apx. Sq. Ft.	0	Upper Lev. Unfin. Sq. Ft.	0
Main Level # Bedrooms	2	Main Level Baths	1
Main Level XRM	1	Main Level Apx. Sq. Ft.	960
Main Lev. Unfin. Sq. Ft.	0	Lower Level # Bedrooms	0
Lower Level Baths	0	Lower Level XRM	0
Lower Level Apx. Sq. Ft.	0	Lower Lev. Unfin. Sq. Ft.	0
Base/Below # Bedrooms	0	Base/Below Baths	0
Base/Below XRM	0	Base/Below Apx. Sq. Ft.	0
Base/Below Unfin. Sq. Ft.	0	Living Room Apx. Size	
Living Room Level	M	Kitchen Apx. Size	
Kitchen Level	M	Dining Room Apx. Size	
Dining Room Level	M	Family Room Apx. Size	
Family Room Level		Master Bedroom Apx. Size	
Total Units	1	Master Bedroom Level	M
Bedroom 2 Apx. Size		Bedroom 2 Level	M
Off Market Date		Appointment Required	No
Search By Map		Tax ID	
Update Date	7/26/2011	Status Date	4/16/2011
HotSheet Date	7/12/2011	Price Date	7/12/2011
Input Date	4/16/2011 9:23:00 PM	Associated Document Count	1
Original Price	\$122,900	Agent Hit Count	84
Client Hit Count	410	Cumulative DOM	108
Directions	East on Steese,L on Farmers Loop, R on McGrath, about 1/4 mile on Left	# of Parking Spaces	4
Days On Market	108	Price/Aprx. Res.	\$108.85

FEATURES

DESIGN Ranch	WINDOWS Thermal Pane Vinyl	LAUNDRY Main Level Other/See Remarks	ENERGY RATING None
EXTERIOR FINISH T1-11	EXTERIOR FEATURES Handicap Access Deck/Patio RV Parking Horse Property Shed Natural Telephone Service	HEATING OFA	ROAD ACCESS Gravel Maintained
ROOF Metal	INTERIOR FEATURES Arctic Entry Smoke Detectors	SEWER Septic	DOCUMENTS ON FILE Survey Other/See Remarks
BASEMENT None	OTHER ROOMS Mud Room	WATER Holding Tank	TERMS Cash/Refinance
		ROAD SERVICE Yes	SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box
		FIRE SERVICE Yes	
		VIEW None	

FINANCIAL

Incentives	N	Taxes	1937
Mill Rate	14.712	Internet Y/N	Yes
Tax Parcel	0243221	FNSB Map #	411G1
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)	No		

SOLD STATUS

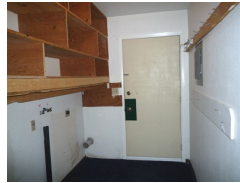
How Sold	Contract Date
Closing Date	Sold Price
Selling Licensee	Sell Team
Selling Office 1	Selling Licensee 2
Selling Office 2	Selling Licensee 3
Selling Office 3	Additional Comments

REMARKS

A nice rural location for this 2 bedroom ranch. The home has steel beams underneath that rest on posts on pads. Arctic type entry with closet, Good sized living room, forced air heat, big kitchen, extra room houses laundry and closet area and door to back deck with ramp. Big deck on front with double steps. This property is being sold "as is where is", heat is on and it has been winterized. All offers must be accompanied by a prequal letter from Bank of America to be considered.

ADDENDUM

Call Carla Sanders at 206-270-5015 or email her at carla.sanders@bankofamerica.com to get prequalified right over the phone. REALTORS: Call and leave message that you are showing and just go. MLS lockbox on stairrail.

ADDITIONAL PICTURES**DISCLAIMER**

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