

ALL FIELDS DETAIL



MLS #	118190	Construction	2x6
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	21-30 yrs
Address	3078 N VAN HORN ROAD	Garage Type	Attached/HTD
Address 2		Style	Ranch
City	Fairbanks		
State	AK		
Zip	99709		
Area	SOUTH EAST FAIRBANKS		
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	2
# of Full Baths	2	# of Partial Baths	0
Total Baths	2	Garage Capacity	2
# of Acres	0.2686	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	Peger Lake Deve	Lot (Tax Lot)	14
Block (Section)	1	Listing Date	12/13/2011
Expiration Date	4/1/2012	Owner	Douglas L. & Jennie Otto
Owner Phone		Tenant	n/a
Tenant Phone	n/a	Elementary School	Nordale
Middle School	Ryan	Senior High School	Lathrop
Year Built	1984	Zoning	General Use District - 1
Zoning Overlay	n/a	Flood Zone	X500
Aprx. Lot Sq. Ft.	11,700	Aprx. Res. Sq. Ft.	1234
Aprx. Garage Sq. Ft.	480	Fuel/Gal Per Year	coming
Electric/Month	coming	CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	0
Upper Level Baths	0	Upper Level XRM	
Upper Level Apx. Sq. Ft.		Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	2	Main Level Baths	2
Main Level XRM		Main Level Apx. Sq. Ft.	1234
Main Lev. Unfin. Sq. Ft.	0	Lower Level # Bedrooms	0
Lower Level Baths	0	Lower Level XRM	
Lower Level Apx. Sq. Ft.		Lower Lev. Unfin. Sq. Ft.	
Base/Below # Bedrooms	0	Base/Below Baths	0
Base/Below XRM		Base/Below Apx. Sq. Ft.	
Base/Below Unfin. Sq. Ft.		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	Yes
Search By Map		Tax ID	
Update Date	12/19/2011	Status Date	12/14/2011
HotSheet Date	12/14/2011	Price Date	12/14/2011
Input Date	12/14/2011 8:18:00 PM	Associated Document Count	2
Original Price	\$265,000	Agent Hit Count	35
Client Hit Count	6	Cumulative DOM	6
Directions	South on Lathrop, across freeway, immediate R on 30th, L on N Van Horn, house on R	# of Parking Spaces	2
Days On Market	6	Price/Apx. Res.	\$214.75

FEATURES

DESIGN Ranch Contemporary	INTERIOR FEATURES Wood Stove Fireplace Jetted Tub Tile Floor Smoke Detectors Laminate Flooring	APPLIANCES & EQUIPMENT Range/Oven Jenn-Air Type Dishwasher Refrigerator Washer Dryer Ceiling Fan	VIEW See Remarks
EXTERIOR FINISH Cedar			ENERGY RATING Four
ROOF Shingle			ROAD ACCESS Paved Maintained
BASEMENT Crawl Space	LAUNDRY Main Level Kitchen	SEWER Public	DOCUMENTS ON FILE Survey Property Disclosure Fuel/Utility Usage Other/See Remarks
WINDOWS Thermal Pane Vinyl See Remarks	HEATING Gas/Propane See Remarks	WATER Public Private Well	TERMS Cash/Refinance
EXTERIOR FEATURES Deck/Patio Airplane Access Greenhouse Cable TV Lawn Garden Area		ROAD SERVICE Yes	SHOWING INSTRUCTIONS Call Listing Licensee Lock Box Other/See Remarks
		FIRE SERVICE Yes	
		WATERFRONT Lake	

FINANCIAL

Incentives		Taxes	3367.38
Mill Rate	17.13	Internet Y/N	Yes
Tax Parcel	0087271	FNSB Map #	311E3
HOA Dues/Mo.	n/a	Assessments Y/N/UNK	No
Min. Earnest Money	2%	Possession	record
Short Sale (Y/N)	No	Foreclosure (Y/N)	No
REO (Y/N)	No		

SOLD STATUS

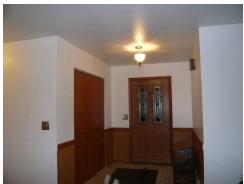
How Sold	Contract Date
Closing Date	Sold Price
Selling Licensee	Sell Team
Selling Office 1	Selling Licensee 2
Selling Office 2	Selling Licensee 3
Selling Office 3	Additional Comments

REMARKS

Darling ranch home on Peger Lake. Beautiful landscaping includes 2 greenhouses (1 heated) plus a nice deck. New Munchkin natural gas boiler (98% efficient), all new energy efficient Greatland triple pane windows, new patio door, beautiful stainless steel appliances, large foyer, brick fireplace with insert, beautiful tiled kitchen floor, master with Jacuzzi tub, 4 star energy rating, large dog kennel. And the deck overlooks the lake so you can swim, fish, ski, snow machine, jet ski, boat or land your float plane. Get ready for some fun in your own backyard!

ADDENDUM

realtors: Usually short notice will work. Call 456-6000 or 388-2649 to arrange a showing.

ADDITIONAL PICTURES



DISCLAIMER

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