

**ALL FIELDS DETAIL**



<b>MLS #</b>	113809	<b>Construction</b>	Modular/Manufactured
<b>Status</b>	ACTIVE	<b>Foundation</b>	Post On Pad
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	0-5 yrs
<b>Address</b>	132 NORTHERN LIGHTS DRIVE	<b>Garage Type</b>	None
<b>Address 2</b>		<b>Style</b>	Ranch
<b>City</b>	ANDERSON		
<b>State</b>	AK		
<b>Zip</b>	99744		
<b>Area</b>	PARKS HWY SOUTH		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$63,900		
<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>	3
<b># of Full Baths</b>	2	<b># of Partial Baths</b>	0
<b>Total Baths</b>	2	<b>Garage Capacity</b>	0
<b># of Acres</b>	1.3040	<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>	Northern Lights Subdivision	<b>Lot (Tax Lot)</b>	3
<b>Block (Section)</b>	2	<b>Listing Date</b>	4/27/2010
<b>Expiration Date</b>	9/21/2010	<b>Owner</b>	BAC/VA
<b>Owner Phone</b>		<b>Tenant</b>	
<b>Tenant Phone</b>		<b>Elementary School</b>	Anderson
<b>Middle School</b>	Anderson	<b>Senior High School</b>	Anderson
<b>Year Built</b>	2007	<b>Zoning</b>	None
<b>Zoning Overlay</b>	N/A	<b>Flood Zone</b>	N/A
<b>Aprx. Lot Sq. Ft.</b>	56,802	<b>Aprx. Res. Sq. Ft.</b>	1026
<b>Aprx. Garage Sq. Ft.</b>		<b>Fuel/Gal Per Year</b>	
<b>Electric/Month</b>		<b>CCRs Y/N</b>	Yes
<b>Sign Y/N</b>	Yes	<b>Upper Level # Bedrooms</b>	---
<b>Upper Level Baths</b>	---	<b>Upper Level XRM</b>	
<b>Upper Level Apx. Sq. Ft.</b>		<b>Upper Lev. Unfin. Sq. Ft.</b>	
<b>Main Level # Bedrooms</b>	3	<b>Main Level Baths</b>	2
<b>Main Level XRM</b>		<b>Main Level Apx. Sq. Ft.</b>	1026
<b>Main Lev. Unfin. Sq. Ft.</b>		<b>Lower Level # Bedrooms</b>	---
<b>Lower Level Baths</b>	---	<b>Lower Level XRM</b>	
<b>Lower Level Apx. 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 Apx. Sq. Ft.</b>	
<b>Base/Below Unfin. Sq. Ft.</b>		<b>Living Room Apx. Size</b>	
<b>Living Room Level</b>		<b>Kitchen Apx. Size</b>	
<b>Kitchen Level</b>		<b>Dining Room Apx. Size</b>	
<b>Dining Room Level</b>		<b>Family Room Apx. Size</b>	
<b>Family Room Level</b>		<b>Master Bedroom Apx. Size</b>	
<b>Total Units</b>	1	<b>Master Bedroom Level</b>	
<b>Bedroom 2 Apx. 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>	6/23/2010	<b>Status Date</b>	4/28/2010
<b>HotSheet Date</b>	6/23/2010	<b>Price Date</b>	6/23/2010
<b>Input Date</b>	4/28/2010 7:42:00 PM	<b>Associated Document Count</b>	1
<b>Original Price</b>	\$74,900	<b>Agent Hit Count</b>	51
<b>Client Hit Count</b>	49	<b>Cumulative DOM</b>	57

**GENERAL**

<b>Directions</b>	FROM FBKS, 71 MILES ON THE PARKS HWY TO RIGHT ON ROAD TO ANDERSON, PAST SCHOOL TO LEFT ON "D" STREET, ROAD CURVES TO LEFT, PROPERTY ON LEFT.	<b># of Parking Spaces</b>	
<b>Days On Market</b>	57	<b>Price/Aprx. Res.</b>	\$62.28

**FEATURES**

<b>DESIGN</b> Ranch	<b>EXTERIOR FEATURES</b> Deck/Patio	<b>APPLIANCES &amp; EQUIPMENT</b> Range/Oven	<b>ROAD SERVICE</b> Yes
<b>EXTERIOR FINISH</b> T1-11	RV Parking	Dishwasher	<b>FIRE SERVICE</b> Yes
<b>ROOF</b> Shingle	Natural	Microwave	<b>ROAD ACCESS</b> Gravel
<b>BASEMENT</b> None	Telephone Service	Refrigerator	Maintained
<b>WINDOWS</b> Thermal Pane	<b>INTERIOR FEATURES</b> Vaulted Ceiling	Washer	<b>TERMS</b> Cash/Refinance
Vinyl	Smoke Detectors	Dryer	<b>SHOWING INSTRUCTIONS</b> Call Listing Licensee
	Laminate Flooring	Blinds	Vacant
	<b>LAUNDRY</b> Main Level	Curtain Rods	Lock Box
	<b>HEATING</b> Gas/Propane	Drapes	
	See Remarks	<b>SEWER</b> Septic	
		<b>WATER</b> Private Well	

**FINANCIAL**

<b>Incentives</b>	N	<b>Taxes</b>	N/A
<b>Mill Rate</b>	N/A	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	N/A	<b>FNSB Map #</b>	
<b>HOA Dues/Mo.</b>	N/A	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	3000	<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**

ALMOST NEW MANUFACTURED HOME IN THE FAMOUS SUBDIVISION IN WHICH THE CITY OF ANDERSON GAVE AWAY LOTS WITH THE CONDITION THEY BE DEVELOPED. HOME HAS 3 BDRMS, VERY NICE MASTER WITH FULL BATH, GREAT KITCHEN WITH BREAKFAST BAR, AND ALL APPLIANCES INCLUDING A WASHER AND DRYER. FORCED AIR FURNACE RUNS ON PROPANE SUPPLIED BY SUBURBAN PROPANE. THE ONLY THING THAT NEEDS REPAIR IS THE DOMESTIC WATER WHICH HAS NOT BEEN FIXED. NICE PROPERTY. CAN BE FINANCED AS-IS WITH ZERO DOWN USING A VA VENDEE LOAN, SEE ASSOCIATED DOCS.

**ADDENDUM**

REALTORS, TO SHOW: CALL LISTING OFFICE 456-6000. THIS PROPERTY IS BEING SOLD "AS IS". ALL OFFERS NEED TO PROVIDE A PRE-APPROVAL LETTER BY A BANK OF AMERICA BRANCH OFFICE (THEY WILL PROVIDE A FREE APPRAISAL AND CREDIT REPORT IF THEY PROVIDE THE LOAN TO THE BUYER, AS WELL AS THEY WILL TRY TO BEAT WHATEVER DEAL ANY OTHER LENDER HAS OFFERED). Email Sarah Gilada at sarah.gilada@bankofamerica.com or call 866-645-5309 Ext 5628. All offers must be accompanied by a pre-approval letter from Bank of America to be submitted. All cash offers must show proof of cash. According to Bank of America, this property qualifies for VA VENDEE financing. See associated docs.

**ADDITIONAL PICTURES**



**DISCLAIMER**

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