

ALL FIELDS DETAIL



MLS #	113809	Construction	Modular/Manufactured
Status	ACTIVE	Foundation	Post On Pad
Type	SINGLE FAMILY	Age	0-5 yrs
Address	132 NORTHERN LIGHTS DRIVE	Garage Type	None
Address 2		Style	Ranch
City	ANDERSON		
State	AK		
Zip	99744		
Area	PARKS HWY SOUTH		
Class	RESIDENTIAL		
Asking Price	\$51,900		
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	3
# of Full Baths	2	# of Partial Baths	0
Total Baths	2	Garage Capacity	0
# of Acres	1.3040	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	Northern Lights Subdivision	Lot (Tax Lot)	3
Block (Section)	2	Listing Date	4/27/2010
Expiration Date	12/15/2010	Owner	BAC/VA
Owner Phone		Tenant	
Tenant Phone		Elementary School	Anderson
Middle School	Anderson	Senior High School	Anderson
Year Built	2007	Zoning	None
Zoning Overlay	N/A	Flood Zone	N/A
Aprx. Lot Sq. Ft.	56,802	Aprx. Res. Sq. Ft.	1026
Aprx. Garage Sq. Ft.		Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	---
Upper Level Baths	---	Upper Level XRM	
Upper Level Apx. Sq. Ft.		Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	3	Main Level Baths	2
Main Level XRM		Main Level Apx. Sq. Ft.	1026
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	---
Lower Level Baths	---	Lower Level XRM	
Lower Level Apx. Sq. Ft.		Lower Lev. Unfin. Sq. Ft.	
Base/Below # Bedrooms	---	Base/Below Baths	---
Base/Below XRM		Base/Below Apx. Sq. Ft.	
Base/Below Unfin. Sq. Ft.		Living Room Apx. Size	
Living Room Level		Kitchen Apx. Size	
Kitchen Level		Dining Room Apx. Size	
Dining Room Level		Family Room Apx. Size	
Family Room Level		Master Bedroom Apx. Size	
Total Units	1	Master Bedroom Level	
Bedroom 2 Apx. Size		Bedroom 2 Level	
Off Market Date		Appointment Required	No
Search By Map		Tax ID	
Update Date	9/16/2010	Status Date	4/28/2010
HotSheet Date	9/16/2010	Price Date	9/16/2010
Input Date	4/28/2010 7:42:00 PM	Associated Document Count	2
Original Price	\$74,900	Agent Hit Count	69
Client Hit Count	119	Cumulative DOM	142

GENERAL

Directions	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.	# of Parking Spaces	
Days On Market	142	Price/Aprx. Res.	\$50.58

FEATURES

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

FINANCIAL

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

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 800-850-7655 x 1562180. 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.