

ALL FIELDS DETAIL



MLS #	112660	Construction	2x6
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	21-30 yrs
Address	2400 POPPY DRIVE	Garage Type	Attached/HTD
Address 2		Style	Ranch
City	NORTH POLE		
State	AK		
Zip	99705		
Area	BADGER&RURAL NP		
Class	RESIDENTIAL		
Asking Price	\$159,900		
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	2
# of Acres	1.8070	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	Garden	Lot (Tax Lot)	12
Block (Section)	E	Listing Date	11/25/2009
Expiration Date	4/7/2010	Owner	BAC/VA
Owner Phone		Tenant	
Tenant Phone		Elementary School	Badger Road
Middle School	N. Pole Middle	Senior High School	N. Pole High
Year Built	1982	Zoning	General Use District - 1
Zoning Overlay	N/A	Flood Zone	X
Aprx. Lot Sq. Ft.	78,713	Aprx. Res. Sq. Ft.	1656
Aprx. Garage Sq. Ft.	576	Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	N/A
Upper Level Baths	N/A	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.	1656
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	N/A
Lower Level Baths	N/A	Lower Level XRM	
Lower Level Apx. Sq. Ft.		Lower Lev. Unfin. Sq. Ft.	
Base/Below # Bedrooms	N/A	Base/Below Baths	N/A
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	1/7/2010	Status Date	12/5/2009
HotSheet Date	1/7/2010	Price Date	1/7/2010
Input Date	11/27/2009 5:53:00 PM	Associated Document Count	1
Original Price	\$184,900	Agent Hit Count	52
Client Hit Count	367	Cumulative DOM	41

GENERAL

Directions BADGER RD TO MARIGOLD # of Parking Spaces
 (ALMOST ACROSS FROM REPP),
 TAKE 1ST LEFT (UNMARKED) ON
 SUNFLOWER LP, THEN 1ST RIGHT
 (UNMARKED) ON POPPY,
 PROPERTY ON RIGHT.

FEATURES

DESIGN Ranch	EXTERIOR FEATURES Deck/Patio	LAUNDRY Main Level	ROAD SERVICE No
EXTERIOR FINISH T1-11	RV Parking	Other/See Remarks	FIRE SERVICE Yes
ROOF Shingle	Lawn	HEATING OHWBB	ROAD ACCESS Gravel
BASEMENT Crawl Space	Natural	APPLIANCES & EQUIPMENT Range/Oven	Unmaintained
WINDOWS Thermal Pane	Telephone Service	Dishwasher	TERMS Cash/Refinance
Wood	INTERIOR FEATURES Wood Stove	Refrigerator	SHOWING INSTRUCTIONS Call Listing Licensee
	OTHER ROOMS Mud Room	Garage Door Opener	Vacant
	Office	SEWER Septic	Lock Box
	Master Suite	WATER Private Well	

FINANCIAL

Incentives	N	Taxes	2762
Mill Rate	15.7	Internet Y/N	Yes
Tax Parcel	0296406	FNSB Map #	21212
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	3500	Possession	RECORDING

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

SPACIOUS RANCH WITH GOOD FLOOR PLAN & HUGE MASTER WITH FULL BATH. 3 BEDROOMS PLUS OFFICE & UTILITY ROOM. LARGE DECK IN FRONT, BIG COVERED PORCH ON SIDE, 2 CAR HEATED GARAGE WITH NEWER BOILER. KITCHEN HAS LOTS OF STORAGE AND THE HOUSE IS ON A BIG 1.8 ACRE LOT WITH BIG LAWN AREA. NEEDS CARPET & PAINT BUT FULLY FUNCTIONAL. VA VENDEE 30 YEARS, ZERO DOWN, NON-VETS QUALIFY TOO, CALL 800-816-4346.

ADDENDUM

REALTORS: VACANT - LOCKBOX, CALL LL & GO. THIS IS A BANK OF AMERICA/VA REO BEING SOLD AS-IS. ALL OFFERS NEED TO PROVIDE APRE-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) OR A VA VENDEE PRE-QUAL LETTER (AVAILABLE TO NON-VETS TOO). FOR BANK OF AMERICA PRE-QUAL CALL BRYAN SCORESBY AT 907-352-4504 OREMAIL HIM AT BRYAN_SCORESBY@BANKOFAMERICA.COM. FOR VA VENDEE PRE-QUAL LETTER SEE ASSOCIATED DOCS OR CALL 800-816-4346.

ADDITIONAL PICTURES



DISCLAIMER

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