

**ALL FIELDS DETAIL**



<b>MLS #</b>	118053	<b>Construction</b>	2x6
<b>Status</b>	ACTIVE	<b>Foundation</b>	Concrete Block
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	21-30 yrs
<b>Address</b>	4662 PRINCETON DRIVE	<b>Garage Type</b>	Attached/HTD
<b>Address 2</b>		<b>Style</b>	2 Story
<b>City</b>	Fairbanks		
<b>State</b>	AK		
<b>Zip</b>	99709		
<b>Area</b>	WEST FAIRBANKS		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$197,900		
<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>	2
<b># of Acres</b>	0.1658	<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>	Univ W10	<b>Lot (Tax Lot)</b>	14
<b>Block (Section)</b>	O	<b>Listing Date</b>	4/9/2011
<b>Expiration Date</b>	2/8/2012	<b>Owner</b>	BAC/VA
<b>Owner Phone</b>		<b>Tenant</b>	
<b>Tenant Phone</b>		<b>Elementary School</b>	Wood River
<b>Middle School</b>	Ryan	<b>Senior High School</b>	West Valley
<b>Year Built</b>	1984	<b>Zoning</b>	Two-Family Residential District
<b>Zoning Overlay</b>	N/A	<b>Flood Zone</b>	A
<b>Aprx. Lot Sq. Ft.</b>	7222	<b>Aprx. Res. Sq. Ft.</b>	1574
<b>Aprx. Garage Sq. Ft.</b>	484	<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>	2
<b>Upper Level Baths</b>	1	<b>Upper Level XRM</b>	
<b>Upper Level Apx. Sq. Ft.</b>	944	<b>Upper Lev. Unfin. Sq. Ft.</b>	
<b>Main Level # Bedrooms</b>	1	<b>Main Level Baths</b>	1
<b>Main Level XRM</b>	1	<b>Main Level Apx. Sq. Ft.</b>	630
<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>	11/9/2011	<b>Status Date</b>	11/9/2011
<b>HotSheet Date</b>	11/9/2011	<b>Price Date</b>	11/9/2011
<b>Input Date</b>	11/9/2011 7:16:00 PM	<b>Associated Document Count</b>	0
<b>Original Price</b>	\$197,900	<b>Agent Hit Count</b>	1
<b>Client Hit Count</b>	0	<b>Cumulative DOM</b>	214
<b>Directions</b>	Chena Pump to left on Palo Verde, right on Penn, left on Princeton, on left	<b># of Parking Spaces</b>	
<b>Days On Market</b>	214	<b>Price/Apx. Res.</b>	\$125.73

**FEATURES**

<b>DESIGN</b> 2 Story	<b>EXTERIOR FEATURES</b> Deck/Patio	<b>HEATING</b> OHWBB	<b>ROAD ACCESS</b> Paved
<b>EXTERIOR FINISH</b> Lap Siding	RV Parking	<b>APPLIANCES &amp; EQUIPMENT</b> Range/Oven	Maintained
Cedar	Fence	Dishwasher	<b>DOCUMENTS ON FILE</b> Survey
<b>ROOF</b> Shingle	Lawn	Refrigerator	Flood Zone
<b>BASEMENT</b> Crawl Space	Telephone Service	<b>SEWER</b> Public	<b>TERMS</b> Cash/Refinance
<b>WINDOWS</b> Thermal Pane	High Speed Internet	<b>WATER</b> Public	<b>SHOWING INSTRUCTIONS</b> Call Listing Licensee
Wood	Smoke Detectors	<b>ROAD SERVICE</b> Yes	Vacant
	Laminate Flooring	<b>FIRE SERVICE</b> Yes	Lock Box
	<b>OTHER ROOMS</b> Family Room		
	<b>LAUNDRY</b> Garage		

**FINANCIAL**

<b>Incentives</b>		<b>Taxes</b>	3690
<b>Mill Rate</b>	17.36	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	0378321	<b>FNSB Map #</b>	312A12
<b>HOA Dues/Mo.</b>	N/A	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	2%	<b>Possession</b>	Recording
<b>Short Sale (Y/N)</b>	No	<b>Foreclosure (Y/N)</b>	Yes
<b>REO (Y/N)</b>	Yes		

**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**

Selling AS-IS. Cute house with 1 bdrm on main level and 2 up with vaulted ceilings. Bath on each floor. Sunken living room open to upper level, small family room off kitchen, private deck off dining area. House is fully functioning although it needs fresh paint and new carpet.

**ADDENDUM**

REALTORS: Vacant, lockbox, call listing office and go, 456-6000. This property qualifies for VA Vendee financing. Veteran or not, a buyer can purchase with "0" down, low interest rates, and a 30 year term. Investors can get the same loan with 5% down. Email Stephanie Warner at stephanie2.johnston@bankofamerica.com or call her at 800-850-7655 ext 1450822 to get pre-qualified. All offers must be accompanied by a pre-qualification letter. Cash offers must show proof of funds.

## ADDITIONAL PICTURES



## DISCLAIMER

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