

**ALL FIELDS DETAIL**



<b>MLS #</b>	115148	<b>Construction</b>	2x8
<b>Status</b>	ACTIVE	<b>Foundation</b>	Concrete Block
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	21-30 yrs
<b>Address</b>	1257 RANGE VIEW ROAD	<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>	99705		
<b>Area</b>	BADGER&RURAL NP		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$234,900		
<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>	4
<b># of Full Baths</b>	3	<b># of Partial Baths</b>	0
<b>Total Baths</b>	3	<b>Garage Capacity</b>	2
<b># of Acres</b>	0.7390	<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>	2.5%
<b>Subd. Township/Range</b>	Lakloey P5	<b>Lot (Tax Lot)</b>	12
<b>Block (Section)</b>	5	<b>Listing Date</b>	9/28/2010
<b>Expiration Date</b>	5/4/2011	<b>Owner</b>	BAC/VA
<b>Owner Phone</b>		<b>Tenant</b>	
<b>Tenant Phone</b>		<b>Elementary School</b>	Ticasuk Brown
<b>Middle School</b>	N. Pole Middle	<b>Senior High School</b>	N. Pole High
<b>Year Built</b>	1986	<b>Zoning</b>	Rural Residential District
<b>Zoning Overlay</b>	N/A	<b>Flood Zone</b>	X500
<b>Aprx. Lot Sq. Ft.</b>	32,193	<b>Aprx. Res. Sq. Ft.</b>	2704
<b>Aprx. Garage Sq. Ft.</b>	702	<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>	2	<b>Main Level Baths</b>	2
<b>Main Level XRM</b>		<b>Main Level Apx. Sq. Ft.</b>	1456
<b>Main Lev. Unfin. Sq. Ft.</b>		<b>Lower Level # Bedrooms</b>	2
<b>Lower Level Baths</b>	1	<b>Lower Level XRM</b>	1
<b>Lower Level Apx. Sq. Ft.</b>	1248	<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>		<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>	2/3/2011	<b>Status Date</b>	9/28/2010
<b>HotSheet Date</b>	2/3/2011	<b>Price Date</b>	2/3/2011
<b>Input Date</b>	9/28/2010 6:09:00 PM	<b>Associated Document Count</b>	2
<b>Original Price</b>	\$279,900	<b>Agent Hit Count</b>	78
<b>Client Hit Count</b>	334	<b>Cumulative DOM</b>	128
<b>Directions</b>	FROM FBKS TAKE 1ST BADGER, RIGHT ON LAKLOEY, TAKE IMMEDIATE LEFT ON RANGE VIEW, PROPERTY ON RIGHT		

**GENERAL**

<b>Days On Market</b>	128	<b>Price/Aprx. Res.</b>	\$86.87
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**FEATURES**

<b>DESIGN</b> 2 Story M-1-L	<b>WINDOWS</b> Thermal Pane Vinyl	<b>OTHER ROOMS</b> Master Suite	<b>WATER</b> Community System
<b>EXTERIOR FINISH</b> T1-11	<b>EXTERIOR FEATURES</b> Deck/Patio RV Parking Fence	<b>LAUNDRY</b> Main Level	<b>ROAD SERVICE</b> Yes
<b>ROOF</b> Shingle	<b>BASEMENT</b> None	<b>HEATING</b> OHWBB	<b>FIRE SERVICE</b> Yes
		<b>APPLIANCES &amp; EQUIPMENT</b> Range/Oven Jenn-Air Type Dishwasher Refrigerator Ceiling Fan	<b>VIEW</b> Mountain
	<b>INTERIOR FEATURES</b> Jetted Tub Walk In Closets Vaulted Ceiling Smoke Detectors Laminate Flooring	<b>SEWER</b> Septic	<b>ROAD ACCESS</b> Paved Maintained
			<b>TERMS</b> Cash/Refinance
			<b>SHOWING INSTRUCTIONS</b> Call Listing Licensee Vacant Lock Box

**FINANCIAL**

<b>Incentives</b>	N	<b>Taxes</b>	3859
<b>Mill Rate</b>	15.25	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	0278378	<b>FNSB Map #</b>	211E1
<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>

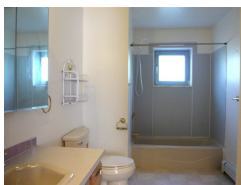
**REMARKS**

GREAT LOCATION, SPACIOUS HOME WITH CATHEDRAL CEILINGS, BIG DECK, BEAUTIFUL BIG KITCHEN, NICE DINING AREA WITH BAY WINDOW & SITTING AREA, FENCED YARD AREA, SYSTEM 2000 BOILER, BIG JACUZZI IN STUDIO, NEW WINDOWS THROUGHOUT, WINTER VIEW OF DEB, HESS & HAYES, VALLEY WATER SYSTEM. DON'T MISS THE CUTE STUDIO APARTMENT ON THE RIGHT HAND SIDE, APPROX 600 SQ FT. NEW ROOF 2006. VA VENDEE FINANCING AVAILABLE, SEE ASSOC. DOCS.

**ADDENDUM**

REALTORS: VACANT - LOCKBOX, CALL LL OFFICE AND SHOW. 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. 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.