

**ALL FIELDS DETAIL**



<b>MLS #</b>	115530	<b>Construction</b>	See Remarks
<b>Status</b>	ACTIVE	<b>Foundation</b>	All Weather Wood
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	21-30 yrs
<b>Address</b>	3245 REPP ROAD	<b>Garage Type</b>	Detached/UN
<b>Address 2</b>		<b>Style</b>	Ranch
<b>City</b>	NORTH POLE		
<b>State</b>	AK		
<b>Zip</b>	99705		
<b>Area</b>	BADGER&RURAL NP		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$117,900		
<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>	1
<b># of Acres</b>	5.0000	<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>	1S 2E	<b>Lot (Tax Lot)</b>	3425
<b>Block (Section)</b>	34	<b>Listing Date</b>	2/7/2011
<b>Expiration Date</b>	8/4/2011	<b>Owner</b>	BAC/VA
<b>Owner Phone</b>		<b>Tenant</b>	
<b>Tenant Phone</b>		<b>Elementary School</b>	Badger Road
<b>Middle School</b>	N. Pole Middle	<b>Senior High School</b>	N. Pole High
<b>Year Built</b>	1989	<b>Zoning</b>	General Use District - 1
<b>Zoning Overlay</b>	N/A	<b>Flood Zone</b>	X500
<b>Aprx. Lot Sq. Ft.</b>	217,800	<b>Aprx. Res. Sq. Ft.</b>	1908
<b>Aprx. Garage Sq. Ft.</b>		<b>Fuel/Gal Per Year</b>	
<b>Electric/Month</b>		<b>CCRs Y/N</b>	No
<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>	1	<b>Main Level Apx. Sq. Ft.</b>	1908
<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>	5/6/2011	<b>Status Date</b>	5/6/2011
<b>HotSheet Date</b>	5/6/2011	<b>Price Date</b>	5/6/2011
<b>Input Date</b>	12/7/2010 6:26:00 PM	<b>Associated Document Count</b>	4
<b>Original Price</b>	\$133,900	<b>Agent Hit Count</b>	72
<b>Client Hit Count</b>	375	<b>Cumulative DOM</b>	11
<b>Directions</b>	BADGER TO REPP, APPROX .5 MILE # of Parking Spaces AFTER PAVEMENT ENDS, ON RIGHT		
<b>Days On Market</b>	11	<b>Price/Aprx. Res.</b>	\$61.79

**FEATURES**

<b>DESIGN</b> Ranch	<b>EXTERIOR FEATURES</b> Deck/Patio	<b>OTHER ROOMS</b> Master Suite	<b>ROAD SERVICE</b> No
<b>EXTERIOR FINISH</b> T1-11	RV Parking	<b>LAUNDRY</b> Main Level	<b>FIRE SERVICE</b> Yes
<b>ROOF</b> Metal	Horse Property	Other/See Remarks	<b>ROAD ACCESS</b> Gravel
<b>BASEMENT</b> Partial Size	Shed	<b>HEATING</b> OFA	Unmaintained
Unfinished	Satellite Dish	<b>APPLIANCES &amp; EQUIPMENT</b> Blinds	<b>DOCUMENTS ON FILE</b> Survey
<b>WINDOWS</b> Thermal Pane	Lawn	Curtain Rods	Other/See Remarks
Wood	Garden Area	Drapes	<b>TERMS</b> Cash/Refinance
	Natural	<b>SEWER</b> Septic	<b>SHOWING INSTRUCTIONS</b> Call Listing Licensee
	Telephone Service	<b>WATER</b> Private Well	Vacant
	Dog Teams		Lock Box
	<b>INTERIOR FEATURES</b> Wood Stove		
	Jetted Tub		
	Walk In Closets		
	Smoke Detectors		

**FINANCIAL**

<b>Incentives</b>	N	<b>Taxes</b>	2046
<b>Mill Rate</b>	14.21	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	0327182	<b>FNSB Map #</b>	212H2
<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**

\*\*JUST REDUCED\*\*ACCORDING TO HISTORICAL RECORDS THE LIVING KITCHEN AND DINING AREA HAVE 2X6 (R19) WALLS AND THE REST IS 2X8 (R60). CEILING THROUGHOUT IS 12" (R38). GARAGE IS A DETACHED QUONSET WITH GRAVEL FLOOR. SOME PORTION OF THE ORIGINAL HOME WAS A MOBILE HOME, TONGUE IS STILL ATTACHED. LARGE ACREAGE, VERY PRIVATE LOCATION. MASTER BDRM HAS BIG JACUZZI TUB WITH SUNROOF. THERE'S A PARTIAL UNFINISHED BASEMENT THAT HOUSES THE UTILITIES. THIS PROPERTY HAS BEEN WINTERIZED, HEAT IS ON. PLEASE NOTE: ACCESS TO THE LEFT TO AVOID SNOW SLIDING OFF METAL ROOF. ROAD MAINTENANCE ENDS AT END OF PAVEMENT. BEING SOLD "AS-IS, WHERE-IS". VA VENDEE FINANCING AVAILABLE (FOR NON-VETS TOO). SEE ASSOC DOCS FOR MORE INFO ON PROPRERTY AND VA VENDEE FINANCING.

**ADDENDUM**

REALTORS: VACANT, LOCKBOX, CALL LL OFFICE & GO 456-6000. PLEASE NOTE: ACCESS TO THE LEFT TO AVOID SNOW SLIDING OFF METAL ROOF. THIS PROPERTY IS BEING SOLD "AS IS". ALL OFFERS NEED TO PROVIDE A PRE-APPROVAL LETTER FROM BANK OF AMERICA. 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.