

**ALL FIELDS DETAIL**



<b>MLS #</b>	115375	<b>Construction</b>	Log
<b>Status</b>	ACTIVE	<b>Foundation</b>	Concrete Block
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	31 + yrs
<b>Address</b>	6725 RICHARDSON HIGHWAY	<b>Garage Type</b>	Detached/HTD
<b>Address 2</b>		<b>Style</b>	Ranch
<b>City</b>	Salcha		
<b>State</b>	AK		
<b>Zip</b>	99714		
<b>Area</b>	SALCHA		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$137,900		
<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>	1	<b># of Partial Baths</b>	0
<b>Total Baths</b>	1	<b>Garage Capacity</b>	2
<b># of Acres</b>	1.2500	<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>	4S 3E	<b>Lot (Tax Lot)</b>	13
<b>Block (Section)</b>	1307	<b>Listing Date</b>	10/29/2010
<b>Expiration Date</b>	2/27/2011	<b>Owner</b>	BAC/VA
<b>Owner Phone</b>	n/a	<b>Tenant</b>	n/a
<b>Tenant Phone</b>	n/a	<b>Elementary School</b>	Salcha
<b>Middle School</b>	Ben Eielson	<b>Senior High School</b>	Ben Eielson
<b>Year Built</b>	1970	<b>Zoning</b>	General Use District - 1
<b>Zoning Overlay</b>	n/a	<b>Flood Zone</b>	A
<b>Aprx. Lot Sq. Ft.</b>	54,450	<b>Aprx. Res. Sq. Ft.</b>	1600
<b>Aprx. Garage Sq. Ft.</b>	1008	<b>Fuel/Gal Per Year</b>	unk
<b>Electric/Month</b>	unk	<b>CCRs Y/N</b>	No
<b>Sign Y/N</b>	Yes	<b>Upper Level # Bedrooms</b>	n/a
<b>Upper Level Baths</b>	n/a	<b>Upper Level XRM</b>	n/a
<b>Upper Level Apx. Sq. Ft.</b>	n/a	<b>Upper Lev. Unfin. Sq. Ft.</b>	n/a
<b>Main Level # Bedrooms</b>	3	<b>Main Level Baths</b>	1
<b>Main Level XRM</b>	1	<b>Main Level Apx. Sq. Ft.</b>	1600
<b>Main Lev. Unfin. Sq. Ft.</b>	0	<b>Lower Level # Bedrooms</b>	n/a
<b>Lower Level Baths</b>	n/a	<b>Lower Level XRM</b>	n/a
<b>Lower Level Apx. Sq. Ft.</b>	n/a	<b>Lower Lev. Unfin. Sq. Ft.</b>	n/a
<b>Base/Below # Bedrooms</b>	n/a	<b>Base/Below Baths</b>	n/a
<b>Base/Below XRM</b>	n/a	<b>Base/Below Apx. Sq. Ft.</b>	n/a
<b>Base/Below Unfin. Sq. Ft.</b>	n/a	<b>Living Room Apx. Size</b>	
<b>Living Room Level</b>	M	<b>Kitchen Apx. Size</b>	
<b>Kitchen Level</b>	M	<b>Dining Room Apx. Size</b>	
<b>Dining Room Level</b>	M	<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>	M
<b>Bedroom 2 Apx. Size</b>		<b>Bedroom 2 Level</b>	M
<b>Off Market Date</b>		<b>Appointment Required</b>	No
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	12/31/2010	<b>Status Date</b>	10/30/2010
<b>HotSheet Date</b>	12/31/2010	<b>Price Date</b>	12/31/2010
<b>Input Date</b>	10/30/2010 6:38:00 PM	<b>Associated Document Count</b>	1
<b>Original Price</b>	\$151,900	<b>Agent Hit Count</b>	46
<b>Client Hit Count</b>	42	<b>Cumulative DOM</b>	63
<b>Directions</b>	Richardson Highway S past Eielson, go past Knotty Shop, after passing Pit Run Maggie is next & then this driveway. (Maggie sign is down)	<b># of Parking Spaces</b>	6

**GENERAL**

<b>Days On Market</b>	63	<b>Price/Aprx. Res.</b>	\$86.19
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**FEATURES**

<b>DESIGN</b> Log Ranch	<b>EXTERIOR FEATURES</b> Deck/Patio RV Parking Horse Property	<b>LAUNDRY</b> Main Level Other/See Remarks	<b>VIEW</b> None
<b>EXTERIOR FINISH</b> Log	Lawn	<b>HEATING</b> OHWBB	<b>ENERGY RATING</b> None
<b>ROOF</b> Metal	Garden Area	<b>APPLIANCES &amp; EQUIPMENT</b> Range/Oven Dishwasher Ceiling Fan	<b>ROAD ACCESS</b> Paved Maintained
<b>BASEMENT</b> Crawl Space	Natural Telephone Service Dog Teams	Garage Door Opener	<b>DOCUMENTS ON FILE</b> Survey Other/See Remarks
<b>WINDOWS</b> Thermal Pane Wood Vinyl	<b>INTERIOR FEATURES</b> Wood Stove Jetted Tub Arctic Entry Smoke Detectors Laminate Flooring	<b>SEWER</b> Septic	<b>TERMS</b> Cash/Refinance
	<b>OTHER ROOMS</b> Mud Room	<b>WATER</b> Private Well	<b>SHOWING INSTRUCTIONS</b> Call Listing Licensee Vacant Lock Box
		<b>ROAD SERVICE</b> Yes	
		<b>FIRE SERVICE</b> No	

**FINANCIAL**

<b>Incentives</b>	N	<b>Taxes</b>	2293
<b>Mill Rate</b>	12.97	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	0188557	<b>FNSB Map #</b>	243F1
<b>HOA Dues/Mo.</b>	n/a	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	2%	<b>Possession</b>	record
<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**

A neat country home with a huge detached garage. The boiler is located in the garage and piped to the house. Huge living room with laminate flooring and a wood stove, big dining area with door to large deck, very nice kitchen with hickory cabinets, new windows just a few years ago, tongue & groove ceilings, big laundry room and boiler is almost new. This house was fully functioning when it was assigned and we had it winterized. SALE and TITLE subject to review by VA, SOLD AS IS , Buyer pays title ins.

**ADDENDUM**

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 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.