

**ALL FIELDS DETAIL**



<b>MLS #</b>	113744	<b>Construction</b>	Firred Out
<b>Status</b>	ACTIVE	<b>Foundation</b>	Concrete Block
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	31 + yrs
<b>Address</b>	2940 RIVERVIEW DRIVE	<b>Garage Type</b>	None
<b>Address 2</b>		<b>Style</b>	2 Story
<b>City</b>	FAIRBANKS		
<b>State</b>	AK		
<b>Zip</b>	99709		
<b>Area</b>	NORTH FAIRBANKS		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$199,900		
<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>	0
<b># of Acres</b>	0.1990	<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>	Westgate	<b>Lot (Tax Lot)</b>	4
<b>Block (Section)</b>	4	<b>Listing Date</b>	4/21/2010
<b>Expiration Date</b>	8/25/2010	<b>Owner</b>	WELLS FARGO FINANCIAL
<b>Owner Phone</b>		<b>Tenant</b>	
<b>Tenant Phone</b>		<b>Elementary School</b>	Denali
<b>Middle School</b>	Ryan	<b>Senior High School</b>	Lathrop
<b>Year Built</b>	1957	<b>Zoning</b>	Single-Family Residential Districts - 10
<b>Zoning Overlay</b>	N/A	<b>Flood Zone</b>	X500
<b>Aprx. Lot Sq. Ft.</b>	8670	<b>Aprx. Res. Sq. Ft.</b>	2376
<b>Aprx. Garage Sq. Ft.</b>	0	<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>	3
<b>Upper Level Baths</b>	1	<b>Upper Level XRM</b>	1
<b>Upper Level Apx. Sq. Ft.</b>	1188	<b>Upper Lev. Unfin. Sq. Ft.</b>	
<b>Main Level # Bedrooms</b>	0	<b>Main Level Baths</b>	1
<b>Main Level XRM</b>		<b>Main Level Apx. Sq. Ft.</b>	1188
<b>Main Lev. Unfin. Sq. Ft.</b>		<b>Lower Level # Bedrooms</b>	N/A
<b>Lower Level Baths</b>	N/A	<b>Lower Level XRM</b>	
<b>Lower Level Apx. Sq. Ft.</b>		<b>Lower Lev. Unfin. Sq. Ft.</b>	
<b>Base/Below # Bedrooms</b>	N/A	<b>Base/Below Baths</b>	N/A
<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>	6/10/2010	<b>Status Date</b>	4/21/2010
<b>HotSheet Date</b>	6/10/2010	<b>Price Date</b>	6/10/2010
<b>Input Date</b>	4/21/2010 7:06:00 PM	<b>Associated Document Count</b>	1
<b>Original Price</b>	\$249,900	<b>Agent Hit Count</b>	73
<b>Client Hit Count</b>	102	<b>Cumulative DOM</b>	50
<b>Directions</b>	AIRPORT TO NORTH ON MARKET, LEFT ON SUNSET, RIGHT ON RIVERVIEW, ON LEFT	<b># of Parking Spaces</b>	
<b>Days On Market</b>	50	<b>Price/Aprx. Res.</b>	\$84.13

**FEATURES**

<b>DESIGN</b> 2 Story	<b>EXTERIOR FEATURES</b> Deck/Patio RV Parking Fence Shed Cable TV	<b>LAUNDRY</b> Upper Level	<b>FIRE SERVICE</b> Yes
<b>EXTERIOR FINISH</b> Lap Siding	Lawn Telephone Service	<b>HEATING</b> Oil OHWBB	<b>WATERFRONT</b> River
<b>ROOF</b> Shingle	High Speed Internet	<b>APPLIANCES &amp; EQUIPMENT</b> Range/Oven Dishwasher Microwave Refrigerator	<b>ROAD ACCESS</b> Paved Maintained
<b>BASEMENT</b> Crawl Space	<b>INTERIOR FEATURES</b> Fireplace Jetted Tub Vaulted Ceiling Smoke Detectors	<b>SEWER</b> Public	<b>DOCUMENTS ON FILE</b> Survey Other/See Remarks
<b>WINDOWS</b> Thermal Pane Storm Wood	<b>OTHER ROOMS</b> Office Master Suite	<b>WATER</b> Public	<b>TERMS</b> Cash/Refinance
		<b>ROAD SERVICE</b> Yes	<b>SHOWING INSTRUCTIONS</b> Call Listing Licensee Vacant Lock Box

**FINANCIAL**

<b>Incentives</b>	Yes/See Remarks	<b>Taxes</b>	3949
<b>Mill Rate</b>	17.11	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	0108090	<b>FNSB Map #</b>	311C22
<b>HOA Dues/Mo.</b>	N/A	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	2%	<b>Possession</b>	RECORDING

**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**

RIVERFRONT PROPERTY WITH A VIEW ACROSS THE RIVER OF THE BEAUTIFUL HOMES IN DOYON ESTATES. THIS PROPERTY IS BEING SOLD "AS-IS". HEAT IS ON AND DOMESTIC WATER LINES ARE ALL REPAIRED AND HOUSE IS WINTERIZED. HUGE LIVING ROOM WITH FIREPLACE, SPACIOUS KITCHEN, AND ORIGINAL GARAGE HAS BEEN CONVERTED INTO A FORMAL DINING ROOM. SYSTEM 2000 BOILER IS RECENTLY NEW. \*\*Selling licensee bonus of \$2000 with acceptable offer if under contract by 8/10/10. Must close to obtain bonus.\*\*

**ADDENDUM**

REALTORS: VACANT - LOCKBOX. CALL LL OFFICE & GO 456-6000. \*\*Selling licensee bonus of \$2000 with acceptable offer if under contract by 8/10/10. Must close to obtain bonus.\*\* ALL OFFERS MUST BE ACCOMPANIED BY A WELLS FARGO PRE-QUALIFICATION LETTER. CASH OFFERS MUST SHOW PROOF OF CASH. Property is being sold "AS-IS". This is an REO property & even if an offer is accepted it will be responded to on a counter offer form. 2-3 day turn around for reponse is typical.

**ADDITIONAL PICTURES**

**DISCLAIMER**

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