

**ALL FIELDS DETAIL**



<b>MLS #</b>	110938	<b>Construction</b>	See Remarks
<b>Status</b>	ACTIVE	<b>Foundation</b>	See Remarks
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	21-30 yrs
<b>Address</b>	1570 CRIPPLE CREEK ROAD	<b>Garage Type</b>	None
<b>Address 2</b>	1570 Sonata	<b>Style</b>	Ranch
<b>City</b>	Fairbanks		
<b>State</b>	AK		
<b>Zip</b>	99709		
<b>Area</b>	SW RURAL FBKS		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$99,900		
<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>	1
<b># of Full Baths</b>	1	<b># of Partial Baths</b>	0
<b>Total Baths</b>	1	<b>Garage Capacity</b>	0
<b># of Acres</b>	3.0900	<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>	Cripple C2	<b>Lot (Tax Lot)</b>	6
<b>Block (Section)</b>	5	<b>Listing Date</b>	4/16/2009
<b>Expiration Date</b>	8/1/2009	<b>Owner</b>	Mark T. Shubauer
<b>Owner Phone</b>	456-3570	<b>Tenant</b>	n/a
<b>Tenant Phone</b>	n/a	<b>Elementary School</b>	University Park
<b>Middle School</b>	Randy Smith	<b>Senior High School</b>	West Valley
<b>Year Built</b>	1985	<b>Zoning</b>	Rural Estate Districts-2
<b>Zoning Overlay</b>	n/a	<b>Flood Zone</b>	X
<b>Aprx. Lot Sq. Ft.</b>	134,600	<b>Aprx. Res. Sq. Ft.</b>	612
<b>Aprx. Garage Sq. Ft.</b>	0	<b>Fuel/Gal Per Year</b>	coming
<b>Electric/Month</b>	coming	<b>CCRs Y/N</b>	No
<b>Sign Y/N</b>	Yes	<b>Upper Level # Bedrooms</b>	0
<b>Upper Level Baths</b>	0	<b>Upper Level XRM</b>	
<b>Upper Level Apx. Sq. Ft.</b>		<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>	612
<b>Main Lev. Unfin. Sq. Ft.</b>	0	<b>Lower Level # Bedrooms</b>	0
<b>Lower Level Baths</b>	0	<b>Lower Level XRM</b>	
<b>Lower Level Apx. Sq. Ft.</b>		<b>Lower Lev. Unfin. Sq. Ft.</b>	
<b>Base/Below # Bedrooms</b>	0	<b>Base/Below Baths</b>	0
<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>	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>	
<b>Off Market Date</b>		<b>Appointment Required</b>	No
<b>Mapping</b>		<b>Tax ID</b>	
<b>Update Date</b>	5/26/2009	<b>Status Date</b>	4/17/2009
<b>HotSheet Date</b>	5/26/2009	<b>Price Date</b>	5/26/2009
<b>Input Date</b>	4/17/2009 11:31:00 AM	<b>Associated Document Count</b>	1
<b>Original Price</b>	\$110,000	<b>Agent Hit Count</b>	69
<b>Client Hit Count</b>	115	<b>Cumulative DOM</b>	47
<b>Directions</b>	Parks to past Ester to L on Cripple Creek Road then about 1.5 miles to R on Sonata property on L	<b>Days On Market</b>	47
<b>Price/Aprx. Res.</b>	\$163.24		

**FEATURES**

<b>DESIGN</b>	<b>WINDOWS</b>	<b>HEATING</b>	<b>VIEW</b>
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**FEATURES**

Ranch  
**EXTERIOR FINISH**  
 T1-11  
 Log  
 Other/See Remarks

**ROOF**

Metal

**BASEMENT**

Partial Size

Thermal Pane

Wood

Vinyl

**EXTERIOR FEATURES**

Deck/Patio

RV Parking

Horse Property

Shed

Natural

Telephone Service

**INTERIOR FEATURES**

Wood Stove

Arctic Entry

Vaulted Ceiling

Smoke Detectors

**OTHER ROOMS**

Den/Study

**LAUNDRY**

Main Level

Oil

Wood

Monitor/Toyo

See Remarks

**APPLIANCES & EQUIPMENT**

Range/Oven

Refrigerator

Washer

Dryer

Ceiling Fan

**SEWER**

Septic

**WATER**

Holding Tank

**ROAD SERVICE**

Yes

**FIRE SERVICE**

Yes

Territorial

**ENERGY RATING**

None

**ROAD ACCESS**

Gravel

Maintained

**DOCUMENTS ON FILE**

Property Disclosure

Fuel/Utility Usage

Other/See Remarks

**TERMS**

Cash/Refinance

**SHOWING INSTRUCTIONS**

Call 1st Show

Lock Box

Call Owner

**FINANCIAL**

**Incentives**  
**Mill Rate**  
**Tax Parcel**  
**HOA Dues/Mo.**  
**Min. Earnest Money**

N  
 16.694  
 0409871  
 0  
 3000

**Taxes**  
**Internet Y/N**  
**FNSB Map #**  
**Assessments Y/N/UNK**  
**Possession**

845.56  
 Yes  
 313G  
 No  
 record

**SOLD STATUS**

**How Sold**  
**Closing Date**  
**Selling Licensee**  
**Selling Office 1**  
**Selling Office 2**  
**Selling Office 3**

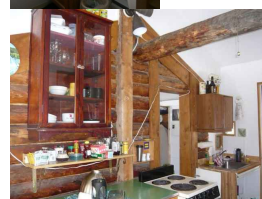
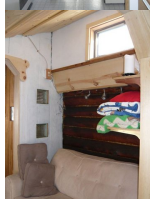
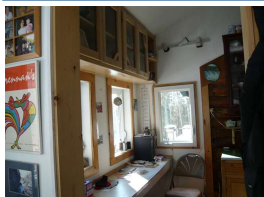
**Contract Date**  
**Sold Price**  
**Sell Team**  
**Selling Licensee 2**  
**Selling Licensee 3**  
**Additional Comments**

**REMARKS**

Everything about this cute home is unique and nonconventional from the treated timbers (horizontal treated sleepers) on the foundation to the old log cabin that is intricately encased in the house. There is a nice kitchen with high ceilings and lots of charm and 2 small rooms that could be considered a den or office. There is a Monitor in the kitchen area, a wood stove in the living room and an oil burning "monitor type" stove in the bedroom that has a fireplace like view.

**ADDENDUM**

I am doing a little research on financing for this property but a "cabin" loan from Mt McKinley may be the easiest route.

**ADDITIONAL PICTURES****DISCLAIMER**

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