

ALL FIELDS DETAIL



MLS #	117005	Construction	2x6
Status	ACTIVE	Foundation	Poured Concrete
Type	DUPLEX	Age	6-10 yrs
Address	1440 SPRINGWATER DRIVE	Garage Type	Attached/HTD
Address 2		Style	Tri-Level
City	FAIRBANKS		
State	AK		
Zip	99712		
Area	RURAL FAIRBANKS		
Class	RESIDENTIAL		
Asking Price	\$372,900		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Internet Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Single Family Options	DETACHED	# of Bedrooms	7
# of Full Baths	3	# of Partial Baths	1
Total Baths	4	Garage Capacity	3
# of Acres	2.1330	Licensee	AUDREY J FOLDOE - HM: (907) 456-6000
Listing Office 1	MEYERES REAL ESTATE - Main: (907) 456-6000	Licensee 2	
Listing Office 2		Commission to Selling Off	3%
Subd. Township/Range	Summerwood	Lot (Tax Lot)	4
Block (Section)	3	Listing Date	6/16/2011
Expiration Date	12/15/2011	Owner	AHFC
Owner Phone		Tenant	
Tenant Phone		Elementary School	Weller
Middle School	Tanana	Senior High School	Lathrop
Year Built	2005	Zoning	Rural Estate Districts-2
Zoning Overlay	N/A	Flood Zone	X
Aprx. Lot Sq. Ft.	92,913	Aprx. Res. Sq. Ft.	4434
Aprx. Garage Sq. Ft.	1292	Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	3
Upper Level Baths	1	Upper Level XRM	1
Upper Level Apx. Sq. Ft.	1164	Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	1	Main Level Baths	1.5
Main Level XRM		Main Level Apx. Sq. Ft.	1552
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	3
Lower Level Baths	1	Lower Level XRM	2
Lower Level Apx. Sq. Ft.	1316	Lower Lev. Unfin. Sq. Ft.	
Base/Below # Bedrooms	---	Base/Below Baths	---
Base/Below XRM		Base/Below Apx. Sq. Ft.	
Base/Below Unfin. Sq. Ft.		Living Room Apx. Size	
Living Room Level		Kitchen Apx. Size	
Kitchen Level		Dining Room Apx. Size	
Dining Room Level		Family Room Apx. Size	
Family Room Level		Master Bedroom Apx. Size	
Total Units	2	Master Bedroom Level	
Bedroom 2 Apx. Size		Bedroom 2 Level	
Off Market Date		Appointment Required	No
Search By Map		Tax ID	
Update Date	9/18/2011	Status Date	6/16/2011
HotSheet Date	9/18/2011	Price Date	9/18/2011
Input Date	6/16/2011 5:37:00 PM	Associated Document Count	3
Original Price	\$435,000	Agent Hit Count	62
Client Hit Count	106	Cumulative DOM	263
Directions	NEW STEESE TO LEFT ON HAGELBARGER, TO OLD STEESE AND SPRINGWATER, GO RIGHT AT FORK	# of Parking Spaces	

GENERAL

Days On Market	102	Price/Aprx. Res.	\$84.10
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FEATURES

DESIGN Tri-Level Multi-Level M-1-L	INTERIOR FEATURES Jetted Tub Smoke Detectors HRV Laminate Flooring	APPLIANCES & EQUIPMENT Cook Top Wall Oven Dishwasher Microwave Refrigerator Ceiling Fan Blinds Garage Door Opener Drapes	VIEW Territorial ENERGY RATING Five ROAD ACCESS Gravel DOCUMENTS ON FILE Survey Property Disclosure House Plans Floor Sketch Other/See Remarks
EXTERIOR FINISH Lap Siding Vinyl	OTHER ROOMS Family Room Sun Room Den/Study Formal Dining Master Suite	SEWER Septic WATER Private Well Holding Tank	TERMS Cash/Refinance SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box
ROOF Shingle	LAUNDRY Upper Level Main Level Lower Level	ROAD SERVICE No FIRE SERVICE Yes	
BASEMENT Partial Size	HEATING Oil Radiant Floor		
WINDOWS Thermal Pane Vinyl			
EXTERIOR FEATURES Handicap Access Deck/Patio RV Parking Workshop Shed Satellite Dish Natural Telephone Service			

FINANCIAL

Incentives	N	Taxes	7095.26
Mill Rate	17.18	Internet Y/N	Yes
Tax Parcel	0376108	FNSB Map #	
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	2%	Possession	RECORDING
Short Sale (Y/N)	No	Foreclosure (Y/N)	Yes
REO (Y/N)	Yes		

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Selling Licensee	Sell Team
Selling Office 1	Selling Licensee 2
Selling Office 2	Selling Licensee 3
Selling Office 3	Additional Comments

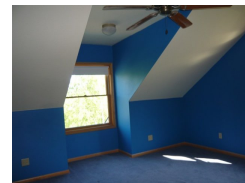
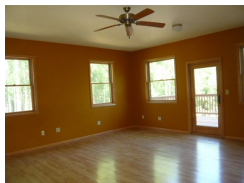
REMARKS

SPECTACTULAR 3 LEVEL HOME IN THE HILLS WITH ELEVATOR TO ALL 3 FLOORS! MAIN LIVING AREA HAS 4 BDRMS 2.5 BATHS; LOWER APARTMENT HAS 3 BDRMS 1 BATH. HOME BUILT IN 2005 WITH MOSTLY HARD SURFACE FLOORS THROUGHOUT, HUGE DECK, RADIANT HEAT. SEPARATE BUILDING IS 2ND GARAGE PLUS A FANTASTIC WORKSHOP AND STUDIO WITH SUNROOM ABOVE (THIS BUILDING WAS HEATED WITH A MONITOR BUT THE MONITOR IS MISSING). **ALL OFFERS MUST BE ON AHFC FORM, SEE ASSOCIATED DOCS. ALL OFFERS SUBJECT TO MORTGAGE INSURANCE APPROVAL.** MORE PHOTOS AT WWW.MEYERES.COM.

ADDENDUM

REALTORS: CALL LISTING OFFICE, LEAVE MSG AND SHOW, LOCKBOX. 456-6000. ***ALL OFFERS MUST BE ON AHFC FORM, SEE ASSOCIATED DOCS. ALL OFFERS SUBJECT TO MORTGAGE INSURANCE APPROVAL.***

ADDITIONAL PICTURES



DISCLAIMER

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