

**ALL FIELDS DETAIL**



<b>MLS #</b>	115570	<b>Construction</b>	2x4
<b>Status</b>	ACTIVE	<b>Foundation</b>	Concrete Block
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	31 + yrs
<b>Address</b>	1524 STACIA STREET	<b>Garage Type</b>	None
<b>Address 2</b>		<b>Style</b>	Raised Ranch
<b>City</b>	FAIRBANKS		
<b>State</b>	AK		
<b>Zip</b>	99701		
<b>Area</b>	SOUTH FAIRBANKS		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$140,900		
<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>	0.3444	<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>	Rickert Homestead	<b>Lot (Tax Lot)</b>	16&17
<b>Block (Section)</b>	22	<b>Listing Date</b>	12/23/2010
<b>Expiration Date</b>	3/23/2011	<b>Owner</b>	BAC/VA
<b>Owner Phone</b>		<b>Tenant</b>	
<b>Tenant Phone</b>		<b>Elementary School</b>	Hunter
<b>Middle School</b>	Ryan	<b>Senior High School</b>	Lathrop
<b>Year Built</b>	1950	<b>Zoning</b>	Light Commercial District
<b>Zoning Overlay</b>	N/A	<b>Flood Zone</b>	X500
<b>Aprx. Lot Sq. Ft.</b>	15,000	<b>Aprx. Res. Sq. Ft.</b>	2160
<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>	2	<b>Main Level Baths</b>	1
<b>Main Level XRM</b>	1	<b>Main Level Apx. Sq. Ft.</b>	1118
<b>Main Lev. Unfin. Sq. Ft.</b>		<b>Lower Level # Bedrooms</b>	1
<b>Lower Level Baths</b>	1	<b>Lower Level XRM</b>	1
<b>Lower Level Apx. Sq. Ft.</b>	720	<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>	2	<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>	12/23/2010	<b>Status Date</b>	12/23/2010
<b>HotSheet Date</b>	12/23/2010	<b>Price Date</b>	12/23/2010
<b>Input Date</b>	12/23/2010 8:37:00 PM	<b>Associated Document Count</b>	3
<b>Original Price</b>	\$140,900	<b>Agent Hit Count</b>	2
<b>Client Hit Count</b>	3	<b>Cumulative DOM</b>	0
<b>Directions</b>	FROM AIRPORT WAY, CUSHMAN TO RIGHT ON 15TH, LEFT ON STACIA, ON RIGHT	<b># of Parking Spaces</b>	
<b>Price/Aprx. Res.</b>	\$65.23		

**FEATURES**

<b>DESIGN</b> Raised Ranch	<b>EXTERIOR FEATURES</b> Deck/Patio Fence Shed Lawn Natural Telephone Service High Speed Internet	<b>HEATING</b> OFA OHWBB	<b>ROAD SERVICE</b> Yes
<b>EXTERIOR FINISH</b> T1-11		<b>APPLIANCES &amp; EQUIPMENT</b> Range/Oven Dishwasher Refrigerator Washer Dryer	<b>FIRE SERVICE</b> Yes
<b>ROOF</b> Shake			<b>ROAD ACCESS</b> Paved Maintained
<b>BASEMENT</b> Partial Size Partially Finished	<b>INTERIOR FEATURES</b> Jetted Tub Arctic Entry Smoke Detectors	<b>SEWER</b> Public	<b>TERMS</b> Cash/Refinance
<b>WINDOWS</b> Thermal Pane Wood	<b>LAUNDRY</b> Lower Level	<b>WATER</b> Public	<b>SHOWING INSTRUCTIONS</b> Call Listing Licensee Vacant Lock Box

**FINANCIAL**

<b>Incentives</b>	N	<b>Taxes</b>	3123
<b>Mill Rate</b>	17.235	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	SEEREMARKS	<b>FNSB Map #</b>	311E11
<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**

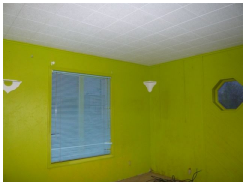
<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Selling Licensee</b>	<b>Sell Team</b>
<b>Selling Office 1</b>	<b>Selling Licensee 2</b>
<b>Selling Office 2</b>	<b>Selling Licensee 3</b>
<b>Selling Office 3</b>	<b>Additional Comments</b>

**REMARKS**

THIS PROPERTY IS BEING SOLD "AS-IS". SQUARE FOOTAGE INCLUDES THE COTTAGE AT THE REAR OF THE LOT (408 IN COTTAGE). OLDER HOME WITH PARTIAL BASEMENT & EGRESS WINDOW IN BASEMENT. HEAT IS ON AND THE HOUSE IS PROPERLY WINTERIZED, NO RECORD OF ANY FREEZING. COTTAGE IN REAR HAS 1 BDRM, 1 BATH WITH OIL FORCED AIR HEAT. PREVIOUS GARAGE CONVERTED TO SHOP, AT REAR OF LOT. ENTIRELY FENCED, LIMITED PARKING. SAUNA AND JACUZZI TUB IN MAIN HOUSE. OLDER BUT INTERESTING PROPERTY. SEE ASSOCIATED DOCS FOR INFO ON VA VENDEE FINANCING.

**ADDENDUM**

REALTORS: VACANT - LOCKBOX - CALL LISTING LICENSEE OFFICE & GO. 456-6000 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 20% down, low interest rates, and a 30 year term. Investors can get the same loan with 5% down. Email Stephanie Warner atstephanie2.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.