

ALL FIELDS DETAIL



MLS #	117407	Construction	2x6
Status	ACTIVE	Foundation	All Weather Wood
Type	SINGLE FAMILY	Age	21-30 yrs
Address	2490 STONEMAN LANE	Garage Type	None
Address 2		Style	2 Story
City	NORTH POLE		
State	AK		
Zip	99705		
Area	BADGER&RURAL NP		
Class	RESIDENTIAL		
Asking Price	\$157,900		
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	2
# of Full Baths	1	# of Partial Baths	1
Total Baths	2	Garage Capacity	0
# of Acres	1.6500	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	2.5%-SEE REMARKS
Subd. Township/Range	Stoneman	Lot (Tax Lot)	1
Block (Section)	N/A	Listing Date	7/29/2011
Expiration Date	12/1/2011	Owner	WELLS FARGO
Owner Phone		Tenant	
Tenant Phone		Elementary School	Badger Road
Middle School	N. Pole Middle	Senior High School	N. Pole High
Year Built	1987	Zoning	General Use District - 1
Zoning Overlay	N/A	Flood Zone	A,X500
Aprx. Lot Sq. Ft.	71,874	Aprx. Res. Sq. Ft.	1640
Aprx. Garage Sq. Ft.		Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	No
Sign Y/N	Yes	Upper Level # Bedrooms	1
Upper Level Baths	1	Upper Level XRM	
Upper Level Apx. Sq. Ft.		Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	1	Main Level Baths	1
Main Level XRM	1	Main Level Apx. Sq. Ft.	
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	---
Lower Level Baths	---	Lower Level XRM	
Lower Level Apx. Sq. Ft.		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	1	Master Bedroom Level	
Bedroom 2 Apx. Size		Bedroom 2 Level	
Off Market Date		Appointment Required	No
Search By Map		Tax ID	
Update Date	10/20/2011	Status Date	10/20/2011
HotSheet Date	10/20/2011	Price Date	10/4/2011
Input Date	8/1/2011 7:54:00 PM	Associated Document Count	2
Original Price	\$184,900	Agent Hit Count	64
Client Hit Count	131	Cumulative DOM	77
Directions	FROM BADGER EXIT, RIGHT ON BRADWAY, RIGHT ON BENSHOOF, RIGHT ON STONEMAN AT T, FOLLOW TO END		

GENERAL

Days On Market	77	Price/Aprx. Res.	\$96.28
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FEATURES

DESIGN 2 Story	INTERIOR FEATURES Jetted Tub	APPLIANCES & EQUIPMENT Range/Oven	FIRE SERVICE Yes
EXTERIOR FINISH Vinyl	Wet Bar	Dishwasher	WATERFRONT Slough
ROOF Shingle	Walk In Closets	Microwave	VIEW None
BASEMENT Crawl Space	Tile Floor	Refrigerator	ENERGY RATING Four
WINDOWS Thermal Pane Vinyl	Vaulted Ceiling	Water Softener	ROAD ACCESS Gravel
EXTERIOR FEATURES Deck/Patio RV Parking Fence Shed Satellite Dish Lawn Natural Telephone Service	OTHER ROOMS Den/Study Master Suite	Blinds Curtain Rods	TERMS Cash/Refinance
	LAUNDRY Main Level	SEWER Septic	SHOWING INSTRUCTIONS Call Listing Licensee Vacant Lock Box
	HEATING Oil OHWBB	WATER Private Well	
		ROAD SERVICE No	

FINANCIAL

Incentives	Yes/See Remarks	Taxes	2870
Mill Rate	14.25	Internet Y/N	Yes
Tax Parcel	0476005	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

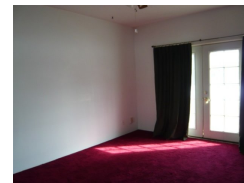
REMARKS

THIS IS A VERY CUTE LITTLE HOUSE WITH A BEAUTIFUL YARD. THE LOT ACTUALLY RUNS ALL THE WAY TO THE CHENA SLOUGH BUT THERE'S AN EASEMENT BETWEEN THE HOUSE AND SLOUGH FOR ACCESS TO THE ADJOINING PROPERTY. THERE WAS A MOBILE HOME ON THE 1ST HALF OF THE LOT THAT HAS BEEN REMOVED BUT HOOK-UPS REMAIN SO IT WOULD BE GREAT FOR RV PARKING. EXTENSIVE DECKING IN FRONT (ALONG WITH HOT TUB OF UNKNOWN CONDITION) AND COVERED PORCH IN REAR. SPRING 2010 ENERGY AUDIT WAS 4 STARS, ALMOST NEW SYSTEM 2000 BOILER. ***PLEASE CONTACT LISTING AGENT FOR MORE INFORMATION ON HOW OWNER OCCUPANT BUYERS MAY BE ELIGIBLE TO RECEIVE UP TO 3.5% IN CLOSING COST ASSISTANCE BASED ON MAXIMUM LENDER ALLOWABLE.***

ADDENDUM

REALTORS: CALL LISTING LICENSEE OFFICE 456-6000 LEAVE MESSAGE AND SHOW. LOCKBOX - VACANT. All financed offers must be accompanied by a pre qualification letter from Wells Fargo. (Although you can use whichever bank you wish.) ***PLEASE CONTACT LISTING AGENT FOR MORE INFORMATION ON HOW OWNER OCCUPANT BUYERS MAY BE ELIGIBLE TO RECEIVE UP TO 3.5% IN CLOSING COST ASSISTANCE BASED ON MAXIMUM LENDER ALLOWABLE.***

ADDITIONAL PICTURES



DISCLAIMER

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