

**ALL FIELDS DETAIL**



<b>MLS #</b>	111905	<b>Construction</b>	Log
<b>Status</b>	ACTIVE	<b>Foundation</b>	Post On Pad
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	31 + yrs
<b>Address</b>	470 TOWNSEND WAY	<b>Garage Type</b>	Detached/UN
<b>Address 2</b>		<b>Style</b>	2 Story
<b>City</b>	FAIRBANKS		
<b>State</b>	AK		
<b>Zip</b>	99709		
<b>Area</b>	NW RURAL FBKS		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$186,900		
<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>	4
<b># of Full Baths</b>	2	<b># of Partial Baths</b>	0
<b>Total Baths</b>	2	<b>Garage Capacity</b>	2
<b># of Acres</b>	1.0240	<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>	Anderson	<b>Lot (Tax Lot)</b>	2
<b>Block (Section)</b>	1	<b>Listing Date</b>	7/28/2009
<b>Expiration Date</b>	10/28/2009	<b>Owner</b>	CORPORATE
<b>Owner Phone</b>		<b>Tenant</b>	
<b>Tenant Phone</b>		<b>Elementary School</b>	University Park
<b>Middle School</b>	Randy Smith	<b>Senior High School</b>	West Valley
<b>Year Built</b>	1976	<b>Zoning</b>	General Use District - 1
<b>Zoning Overlay</b>	N/A	<b>Flood Zone</b>	X
<b>Aprx. Lot Sq. Ft.</b>	44,605	<b>Aprx. Res. Sq. Ft.</b>	2054
<b>Aprx. Garage Sq. Ft.</b>	583	<b>Fuel/Gal Per Year</b>	UNK
<b>Electric/Month</b>	UNK	<b>CCRs Y/N</b>	No
<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>	988	<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>	1317
<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>	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>	U
<b>Bedroom 2 Apx. Size</b>		<b>Bedroom 2 Level</b>	U
<b>Off Market Date</b>		<b>Appointment Required</b>	No
<b>Mapping</b>		<b>Tax ID</b>	
<b>Update Date</b>	9/2/2009	<b>Status Date</b>	7/29/2009
<b>HotSheet Date</b>	9/2/2009	<b>Price Date</b>	9/2/2009
<b>Input Date</b>	7/29/2009 3:53:00 PM	<b>Associated Document Count</b>	2
<b>Original Price</b>	\$196,900	<b>Agent Hit Count</b>	72
<b>Client Hit Count</b>	174	<b>Cumulative DOM</b>	323
<b>Directions</b>	PARKS HIGHWAY, PAST GOLDHILL LIQUOR TO RIGHT ON GOLD HILL ROAD WITH IMMEDIATE LEFT ON TOWNSEND	<b># of Parking Spaces</b>	4

**GENERAL**

<b>Days On Market</b>	36	<b>Price/Aprx. Res.</b>	\$90.99
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**FEATURES**

<b>DESIGN</b> 2 Story Log	<b>EXTERIOR FEATURES</b> RV Parking Horse Property Workshop Lawn Garden Area Natural Telephone Service	<b>HEATING</b> OHWBB	<b>FIRE SERVICE</b> Yes
<b>EXTERIOR FINISH</b> Log		<b>APPLIANCES &amp; EQUIPMENT</b> Range/Oven Dishwasher Microwave Refrigerator Water Softener Ceiling Fan Blinds	<b>VIEW</b> Territorial
<b>ROOF</b> Metal			<b>ENERGY RATING</b> None
<b>BASEMENT</b> None	<b>INTERIOR FEATURES</b> Wood Stove Smoke Detectors Laminate Flooring	<b>SEWER</b> Septic	<b>ROAD ACCESS</b> Gravel Unmaintained
<b>WINDOWS</b> Thermal Pane Wood	<b>OTHER ROOMS</b> Office	<b>WATER</b> Private Well	<b>TERMS</b> Cash/Refinance
	<b>LAUNDRY</b> Main Level	<b>ROAD SERVICE</b> No	<b>SHOWING INSTRUCTIONS</b> Call Listing Licensee Vacant Lock Box

**FINANCIAL**

<b>Incentives</b>	N	<b>Taxes</b>	3292.12
<b>Mill Rate</b>	15.144	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	0272612	<b>FNSB Map #</b>	
<b>HOA Dues/Mo.</b>	N/A	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	3000	<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**

RECENTLY REMODELED KITCHEN AND BATHROOMS, WOODSTOVE, NEW BOILER PUT IN LAST YEAR AFTER A FREEZE UP BEFORE FORECLOSURE. ATTRACTIVE WOODED LOT, BIG WORKSHOP AREA ABOVE GARAGE, LOTS OF ATTRACTIVE LOG WORK. BOROUGH RECORDS INDICATE 2305 SQ FT, PREVIOUS RECORDS INDICATE 2054. PROPERTY BEING SOLD AS-IS.

**ADDENDUM**

REALTORS: SHOWINGS EASY - VACANT - CALL LL & LEAVE MESSAGE AND GO. Offers must be accompanied by a pre-qualification letter from Wells Fargo to be considered although the buyer can finance wherever they wish. Property is being sold "as is". All cash offers are eligible for an expedited closing pending clear title and/or hazard claim resolution of approximately 15 business days. This is an REO property & even if an offer is accepted it will be responded to on a counter offer form. 2-3 day turnaround 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.