

ALL FIELDS DETAIL



MLS #	115525	Construction	2x6
Status	ACTIVE	Foundation	Poured Concrete
Type	SINGLE FAMILY	Age	6-10 yrs
Address	656 URSA MAJOR DRIVE	Garage Type	Attached/HTD
Address 2		Style	Ranch
City	NORTH POLE		
State	AK		
Zip	99705		
Area	BADGER&RURAL NP		
Class	RESIDENTIAL		
Asking Price	\$248,900		
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	3
# of Full Baths	2	# of Partial Baths	0
Total Baths	2	Garage Capacity	2
# of Acres	1.2080	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	Orion Subdiv	Lot (Tax Lot)	15
Block (Section)	4	Listing Date	12/3/2010
Expiration Date	3/3/2011	Owner	BAC/VA
Owner Phone		Tenant	
Tenant Phone		Elementary School	Ticasuk Brown
Middle School	N. Pole Middle	Senior High School	N. Pole High
Year Built	2003	Zoning	General Use District - 1
Zoning Overlay	N/A	Flood Zone	X500
Aprx. Lot Sq. Ft.	52,620	Aprx. Res. Sq. Ft.	1692
Aprx. Garage Sq. Ft.	792	Fuel/Gal Per Year	
Electric/Month		CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	---
Upper Level Baths	---	Upper Level XRM	
Upper Level Apx. Sq. Ft.		Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	3	Main Level Baths	2
Main Level XRM		Main Level Apx. Sq. Ft.	1692
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		Master Bedroom Level	
Bedroom 2 Apx. Size		Bedroom 2 Level	
Off Market Date		Appointment Required	No
Search By Map		Tax ID	
Update Date	12/13/2010	Status Date	12/6/2010
HotSheet Date	12/6/2010	Price Date	12/6/2010
Input Date	12/6/2010 6:25:00 PM	Associated Document Count	3
Original Price	\$248,900	Agent Hit Count	47
Client Hit Count	59	Cumulative DOM	10
Directions	1ST BADGER EXIT, LEFT ON OLD BADGER, LEFT ON URSA MAJOR (JUST BEFORE PERSINGER)	# of Parking Spaces	
Days On Market	10	Price/Apx. Res.	\$147.10

FEATURES

DESIGN Ranch	INTERIOR FEATURES Wood Stove	HEATING Oil	FIRE SERVICE Yes
EXTERIOR FINISH Vinyl	Jetted Tub	Radiant Floor	ENERGY RATING Five
ROOF Shingle	Walk In Closets	APPLIANCES & EQUIPMENT Range/Oven	ROAD ACCESS Gravel
BASEMENT Crawl Space	Vaulted Ceiling	Dishwasher	Unmaintained
WINDOWS Thermal Pane	Smoke Detectors	Refrigerator	TERMS Cash/Refinance
Vinyl	HRV	Washer	SHOWING INSTRUCTIONS Call Listing Licensee
EXTERIOR FEATURES Deck/Patio	OTHER ROOMS Mud Room	Ceiling Fan	Vacant
RV Parking	Master Suite	Blinds	Lock Box
Shed	LAUNDRY Main Level	SEWER Septic	
Lawn	Other/See Remarks	WATER Private Well	
Natural		ROAD SERVICE No	
Telephone Service			

FINANCIAL

Incentives		Taxes	3353
Mill Rate	14.214	Internet Y/N	Yes
Tax Parcel	0537047	FNSB Map #	211A3
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

GORGEOUS 7-YEAR-OLD RANCH BUILT IN 2003 BY STEVE BEE CONSTRUCTION. HUGE OPEN LIVING ROOM WITH VAULTED CEILING, WOODSTOVE, & PATIO DOOR TO DECK. EXCELLENT KITCHEN & THERE IS A LAUDNRY/PANTRY ROOM BETWEEN IT AND THE GARAGE. NICE MASTER WITH JACUZZI TUB & SEPARATE SHOWER. HUGE GARAGE, CORNER LOT, BEAUTIFUL PROPERTY. 5 STAR WHEN BUILT. QUALIFIES FOR VA VENDEE FINANCING, SEE ASSOC. DOCS.

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 ?0? down, low interest rates, and a 30 year term. Investors can get the same loan with 5% down. Email Stephanie Warner at stephanie2.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.