

**ALL FIELDS DETAIL**



<b>MLS #</b>	112487	<b>Construction</b>	2x8
<b>Status</b>	ACTIVE	<b>Foundation</b>	All Weather Wood
<b>Type</b>	SINGLE FAMILY	<b>Age</b>	21-30 yrs
<b>Address</b>	501 VALLEY VIEW	<b>Garage Type</b>	Attached/HTD
<b>Address 2</b>		<b>Style</b>	Tri-Level
<b>City</b>	Fairbanks		
<b>State</b>	AK		
<b>Zip</b>	99712		
<b>Area</b>	RURAL FAIRBANKS		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$209,900		
<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>	3	<b># of Partial Baths</b>	0
<b>Total Baths</b>	3	<b>Garage Capacity</b>	2
<b># of Acres</b>	0.9235	<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>	Mt View 3Rd Add	<b>Lot (Tax Lot)</b>	1A
<b>Block (Section)</b>	2	<b>Listing Date</b>	10/20/2009
<b>Expiration Date</b>	1/18/2010	<b>Owner</b>	BAC/VA
<b>Owner Phone</b>	n/a	<b>Tenant</b>	n/a
<b>Tenant Phone</b>	n/a	<b>Elementary School</b>	Joy
<b>Middle School</b>	Tanana	<b>Senior High School</b>	Lathrop
<b>Year Built</b>	1981	<b>Zoning</b>	Rural Residential District
<b>Zoning Overlay</b>	n/a	<b>Flood Zone</b>	X
<b>Aprx. Lot Sq. Ft.</b>	40,228	<b>Aprx. Res. Sq. Ft.</b>	2932
<b>Aprx. Garage Sq. Ft.</b>	546	<b>Fuel/Gal Per Year</b>	unk
<b>Electric/Month</b>	unk	<b>CCRs Y/N</b>	Yes
<b>Sign Y/N</b>	Yes	<b>Upper Level # Bedrooms</b>	2
<b>Upper Level Baths</b>	1	<b>Upper Level XRM</b>	0
<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>	2
<b>Main Level XRM</b>	2	<b>Main Level Apx. Sq. Ft.</b>	
<b>Main Lev. Unfin. Sq. Ft.</b>	0	<b>Lower Level # Bedrooms</b>	0
<b>Lower Level Baths</b>	0	<b>Lower Level XRM</b>	1
<b>Lower Level Apx. Sq. Ft.</b>		<b>Lower Lev. Unfin. Sq. Ft.</b>	0
<b>Base/Below # Bedrooms</b>	0	<b>Base/Below Baths</b>	0
<b>Base/Below XRM</b>	0	<b>Base/Below Apx. Sq. Ft.</b>	0
<b>Base/Below Unfin. Sq. Ft.</b>	0	<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>	M	<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>	10/22/2009	<b>Status Date</b>	10/21/2009
<b>HotSheet Date</b>	10/21/2009	<b>Price Date</b>	10/21/2009
<b>Input Date</b>	10/21/2009 11:52:00 PM	<b>Associated Document Count</b>	0
<b>Original Price</b>	\$209,900	<b>Agent Hit Count</b>	38
<b>Client Hit Count</b>	97	<b>Cumulative DOM</b>	3

**GENERAL**

<b>Directions</b>	STEESE TO FARMERS LOOP TO RIGHT ON SKYLINE DRIVE, UP HILL APPROXIMATELY 1/2 MILE TO RIGHT ON VALLEY VIEW, FIRST ON RIGHT	<b># of Parking Spaces</b>	6
<b>Days On Market</b>	3	<b>Price/Aprx. Res.</b>	\$71.59

**FEATURES**

<b>DESIGN</b> Tri-Level	<b>EXTERIOR FEATURES</b> Deck/Patio	<b>HEATING</b> OHWBB	<b>FIRE SERVICE</b> Yes
<b>EXTERIOR FINISH</b> T1-11 Cedar	RV Parking Lawn Garden Area	<b>APPLIANCES &amp; EQUIPMENT</b> Range/Oven Dishwasher Microwave Refrigerator	<b>VIEW</b> Territorial
<b>ROOF</b> Shingle	Natural Telephone Service	Water Softener Ceiling Fan Blinds Curtain Rods	<b>ENERGY RATING</b> None
<b>BASEMENT</b> Partial Size Finished	<b>INTERIOR FEATURES</b> Fireplace Intercom	Garage Door Opener Reverse Osmosis WF	<b>ROAD ACCESS</b> Paved Maintained
<b>WINDOWS</b> Thermal Pane Wood	Walk In Closets Smoke Detectors	<b>WATER</b> Private Well	<b>DOCUMENTS ON FILE</b> Survey Other/See Remarks
	<b>OTHER ROOMS</b> Family Room Game Room	<b>ROAD SERVICE</b> Yes	<b>TERMS</b> Cash/Refinance
	<b>LAUNDRY</b> Main Level Other/See Remarks		<b>SHOWING INSTRUCTIONS</b> Call Listing Licensee Vacant Lock Box

**FINANCIAL**

<b>Incentives</b>	N	<b>Taxes</b>	4331.00
<b>Mill Rate</b>	15.58	<b>Internet Y/N</b>	Yes
<b>Tax Parcel</b>	0239003	<b>FNSB Map #</b>	411F3
<b>HOA Dues/Mo.</b>	n/a	<b>Assessments Y/N/UNK</b>	No
<b>Min. Earnest Money</b>	2%	<b>Possession</b>	record

**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>

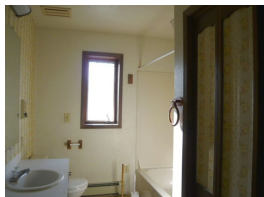
**REMARKS**

This is a great opportunity to purchase a large family home in a great neighborhood in the hills with "0" down through VA Vendee financing (You don't have to be a vet to qualify) Heat and water are frozen up and property is being sold "where is as is". 4 different levels to this home, a spacious master suite, a huge living room with fireplace, a deck off the kitchen, a large family roo and 3 bathrooms! Use your saved down payment to do the repairs and gain a coveted location off Farmers Loop Road.

**ADDENDUM**

To prequalify for VA Vendee financing email brad.crittenden@bankofamerica.com. or call 800.816.4346. REALTORS..This is a well priced property, don't wait to check it out. IT IS NOT BEING REPAIRED BUT WE WILL HAVE SOME ESTIMATES FOR YOU TO REVIEW. THERE WILL BE SOME TEMPORARY HEAT INSTALLED SO IT WILL BE COMFORTABLE TO SHOW.

**ADDITIONAL PICTURES**



**DISCLAIMER**

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