

ALL FIELDS DETAIL



MLS #	118160	Construction	Log
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	21-30 yrs
Address	3859 VENTURE LANE	Garage Type	Attached/HTD
Address 2		Style	2 Story
City	Fairbanks		
State	AK		
Zip	99709		
Area	NW RURAL FBKS		
Class	RESIDENTIAL		
Asking Price	\$169,900		
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	1
# of Full Baths	1	# of Partial Baths	0
Total Baths	1	Garage Capacity	1
# of Acres	3.1400	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	Potter 1	Lot (Tax Lot)	11
Block (Section)	1	Listing Date	12/7/2011
Expiration Date	3/1/2012	Owner	John Hanna /Karen McGrath
Owner Phone		Tenant	N/A
Tenant Phone	N/A	Elementary School	Wood River
Middle School	Ryan	Senior High School	West Valley
Year Built	1981	Zoning	Rural Estate Districts-2
Zoning Overlay	n/a	Flood Zone	X
Aprx. Lot Sq. Ft.	136,778	Aprx. Res. Sq. Ft.	1542
Aprx. Garage Sq. Ft.	301	Fuel/Gal Per Year	coming
Electric/Month	coming	CCRs Y/N	No
Sign Y/N	Yes	Upper Level # Bedrooms	1
Upper Level Baths	0	Upper Level XRM	0
Upper Level Aprx. Sq. Ft.	269	Upper Lev. Unfin. Sq. Ft.	0
Main Level # Bedrooms	0	Main Level Baths	1
Main Level XRM	1	Main Level Aprx. Sq. Ft.	1200
Main Lev. Unfin. Sq. Ft.	0	Lower Level # Bedrooms	0
Lower Level Baths	0	Lower Level XRM	0
Lower Level Aprx. Sq. Ft.	0	Lower Lev. Unfin. Sq. Ft.	0
Base/Below # Bedrooms	0	Base/Below Baths	0
Base/Below XRM	0	Base/Below Aprx. Sq. Ft.	0
Base/Below Unfin. Sq. Ft.	0	Living Room Aprx. Size	
Living Room Level	M	Kitchen Aprx. Size	
Kitchen Level	M	Dining Room Aprx. Size	
Dining Room Level	M	Family Room Aprx. Size	
Family Room Level	M	Master Bedroom Aprx. Size	
Total Units	1	Master Bedroom Level	U
Bedroom 2 Aprx. Size		Bedroom 2 Level	
Off Market Date		Appointment Required	No
Search By Map		Tax ID	
Update Date	12/8/2011	Status Date	12/8/2011
HotSheet Date	12/8/2011	Price Date	12/8/2011
Input Date	12/8/2011 2:07:00 PM	Associated Document Count	2
Original Price	\$169,900	Agent Hit Count	49
Client Hit Count	32	Cumulative DOM	29
Directions	Chena Pump to L on Rosie Creek to R on Becker Ridge to 1st L after Potter, Venture sign is down, property on L	# of Parking Spaces	1
Days On Market	29	Price/Aprx. Res.	\$110.18

FEATURES

DESIGN 2 Story Log A Frame/Chalet	EXTERIOR FEATURES Deck/Patio RV Parking Horse Property Shed Natural Telephone Service	HEATING OFA	ENERGY RATING None
EXTERIOR FINISH T1-11 Log	INTERIOR FEATURES Wood Stove Jetted Tub Vaulted Ceiling Smoke Detectors Laminate Flooring	APPLIANCES & EQUIPMENT Range/Oven Dishwasher Microwave Refrigerator	ROAD ACCESS Gravel Maintained
ROOF Metal	OTHER ROOMS Family Room	SEWER Septic	DOCUMENTS ON FILE Survey Property Disclosure Fuel/Utility Usage Other/See Remarks
BASEMENT Crawl Space	LAUNDRY Main Level Bathroom	WATER Private Well	TERMS Cash/Refinance
WINDOWS Thermal Pane Vinyl Sky Lights See Remarks		ROAD SERVICE Yes	SHOWING INSTRUCTIONS Call Listing Licensee Call 1st Show
		FIRE SERVICE Yes	
		VIEW Territorial	

FINANCIAL

Incentives	N	Taxes	1714
Mill Rate	16.13	Internet Y/N	Yes
Tax Parcel	0330825	FNSB Map #	312/3
HOA Dues/Mo.	n/a	Assessments Y/N/UNK	No
Min. Earnest Money	2%	Possession	record
Short Sale (Y/N)	No	Foreclosure (Y/N)	No
REO (Y/N)	No		

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

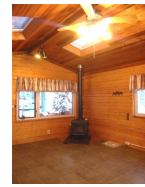
REMARKS

This is a darling little log chalet type home setting on over 3 acres. It is very private from the road and has a barn and corral and an open pole shed too. the design is unusual with a spacious kitchen with island, a huge bath with Jacuzzi tub plus a shower, a pleasant living room with beautiful wood ceiling and a family room that could easily be developed into a bedroom on this level. There is not a stairway inside so you must go out & upstairs to access the big bedroom with a wood stove and a balcony off the back. The sellers wish to sell "as is" but funds could be incorporated to install a spiral staircase to the 2nd floor if added to the price. The estimate is \$3500. This is a horse property and the corral was recently built. There is a wood stove on each level in addition to the oil forced air heating system.

ADDENDUM

This is a privately owned property. Short notice to show will work. Just call Meyeres at 456-6000 and leave a message that you are showing. MLS lockbox on main front door.

ADDITIONAL PICTURES



DISCLAIMER

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