

ALL FIELDS DETAIL



MLS #	112350	Construction	See Remarks
Status	ACTIVE	Foundation	Concrete Block
Type	SINGLE FAMILY	Age	31 + yrs
Address	1223 WILD ROSE AVE.	Garage Type	Attached/HTD
Address 2		Style	Raised Ranch
City	FAIRBANKS		
State	AK		
Zip	99701		
Area	SOUTH FAIRBANKS		
Class	RESIDENTIAL		
Asking Price	\$186,500		
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	1
# of Acres	0.1983	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	Council	Lot (Tax Lot)	4A
Block (Section)	2	Listing Date	9/23/2009
Expiration Date	1/21/2010	Owner	BANK OF AMERICA/VA
Owner Phone		Tenant	
Tenant Phone		Elementary School	Denali
Middle School	Ryan	Senior High School	Lathrop
Year Built	1972	Zoning	Two-Family Residential District
Zoning Overlay	N/A	Flood Zone	X500
Aprx. Lot Sq. Ft.	8640	Aprx. Res. Sq. Ft.	2028
Aprx. Garage Sq. Ft.	434	Fuel/Gal Per Year	UNK
Electric/Month	UNK	CCRs Y/N	Yes
Sign Y/N	Yes	Upper Level # Bedrooms	N/A
Upper Level Baths	N/A	Upper Level XRM	
Upper Level Apx. Sq. Ft.		Upper Lev. Unfin. Sq. Ft.	
Main Level # Bedrooms	3	Main Level Baths	1
Main Level XRM		Main Level Apx. Sq. Ft.	1014
Main Lev. Unfin. Sq. Ft.		Lower Level # Bedrooms	0
Lower Level Baths	1	Lower Level XRM	1
Lower Level Apx. Sq. Ft.	1014	Lower Lev. Unfin. Sq. Ft.	
Base/Below # Bedrooms	N/A	Base/Below Baths	N/A
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
Mapping		Tax ID	
Update Date	12/15/2009	Status Date	11/24/2009
HotSheet Date	12/15/2009	Price Date	12/15/2009
Input Date	9/23/2009 8:17:00 PM	Associated Document Count	2
Original Price	\$199,900	Agent Hit Count	60
Client Hit Count	203	Cumulative DOM	154
Directions	FROM AIRPORT WAY TO SOUTH ON# of Parking Spaces COWLES, RIGHT ON KENNICOTT, LEFT ON BLUEBELL, RIGHT ON WILD ROSE, ON LEFT		

GENERAL

Days On Market	35	Price/Aprx. Res.	\$91.96
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FEATURES

DESIGN Raised Ranch	WINDOWS Thermal Pane	LAUNDRY Lower Level	ROAD SERVICE Yes
EXTERIOR FINISH Metal	Wood	HEATING OHWBB	FIRE SERVICE Yes
ROOF Shingle	EXTERIOR FEATURES Deck/Patio	APPLIANCES & EQUIPMENT Range/Oven	ROAD ACCESS Paved
BASEMENT Full Size	Fence	Dishwasher	Maintained
Finished	Shed	Microwave	DOCUMENTS ON FILE Survey
	Cable TV	Refrigerator	Other/See Remarks
	Lawn	Blinds	TERMS Cash/Refinance
	Telephone Service	Garage Door Opener	SHOWING INSTRUCTIONS Call Listing Licensee
	High Speed Internet	SEWER Public	Vacant
	INTERIOR FEATURES Security System	WATER Public	Lock Box
	Smoke Detectors		
	OTHER ROOMS Family Room		

FINANCIAL

Incentives	N	Taxes	3202
Mill Rate	17.11	Internet Y/N	Yes
Tax Parcel	0062456	FNSB Map #	311E4
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	3500	Possession	RECORDING

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 HOME QUALIFIES FOR VA VENDEE FINANCING (AVAILABLE TO NON-VETS TOO), SEE ASSOCIATED DOCS OR WWW.MEYERES.COM. VERY NICE RANCH WITH QUITE A FEW UPGRADES IN THE LAST FEW YEARS. NICE KITCHEN, BAY WINDOW IN LIVING ROOM. DOWNSTAIRS HAS HUGE FAMILY ROOM, A BATH, AND LARGE STORAGE/LAUNDRY ROOM. FENCED YARD WITH NICE LAWN, BIG REAR DECK, STORAGE SHED. MORE INFO TO FOLLOW ON WALL THICKNESS. 11/25/09: PROPERTY IS BACK ON THE MARKET BECAUSE BUYER'S LOAN FELL THROUGH.

ADDENDUM

REALTORS: VACANT - LOCKBOX, CALL LL & GO. THIS IS A BANK OF AMERICA/VA REO BEING SOLD AS-IS. ALL OFFERS NEED TO PROVIDE A PRE-APPROVAL LETTER BY A BANK OF AMERICA BRANCH OFFICE (THEY WILL PROVIDE A FREE APPRAISAL AND CREDIT REPORT IF THEY PROVIDE THE LOAN TO THE BUYER, AS WELL AS THEY WILL TRY TO BEAT WHATEVER DEAL ANY OTHER LENDER HAS OFFERED) OR A VA VENDEE PRE-QUAL LETTER (AVAILABLE TO NON-VETS TOO). FOR BANK OF AMERICA PRE-QUAL CALL BRYAN SCORESBY AT 907-352-4504 OR EMAIL HIM AT BRYAN_SCORESBY@BANKOFAMERICA.COM. FOR VA VENDEE PRE-QUAL LETTER SEE ASSOCIATED DOCS OR CALL 800-816-4346.

ADDITIONAL PICTURES



DISCLAIMER

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