

ALL FIELDS DETAIL



MLS #	112400	Construction	Double Wall
Status	ACTIVE	Foundation	Poured Concrete
Type	SINGLE FAMILY	Age	31 + yrs
Address	730 WINCH RD	Garage Type	Attached/HTD
Address 2		Style	Multi-Level
City	FAIRBANKS		
State	AK		
Zip	99712		
Area	EAST RURAL		
Class	RESIDENTIAL		
Asking Price	\$219,900		
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	2
# of Full Baths	2	# of Partial Baths	1
Total Baths	3	Garage Capacity	2
# of Acres	4.0000	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 Lot (Tax Lot)	3% 4
Subd. Township/Range	Baskin Property	Listing Date	9/24/2009
Block (Section)	N/A	Owner	KEVIN & SHEILA CRONK
Expiration Date	12/31/2009	Tenant	
Owner Phone		Elementary School	Weller
Tenant Phone		Senior High School	Lathrop
Middle School	Tanana	Zoning	General Use District - 1
Year Built	1976	Flood Zone	X
Zoning Overlay	N/A	Aprx. Res. Sq. Ft.	1850
Aprx. Lot Sq. Ft.	174,240	Fuel/Gal Per Year	
Aprx. Garage Sq. Ft.	768	CCRs Y/N	No
Electric/Month		Upper Level # Bedrooms	1
Sign Y/N	Yes	Upper Level XRM	
Upper Level Baths	1	Upper Lev. Unfin. Sq. Ft.	
Upper Level Aprx. Sq. Ft.	576	Main Level Baths	.5
Main Level # Bedrooms	0	Main Level Aprx. Sq. Ft.	768
Main Level XRM		Lower Level # Bedrooms	1
Main Lev. Unfin. Sq. Ft.		Lower Level XRM	1
Lower Level Baths	1	Lower Lev. Unfin. Sq. Ft.	
Lower Level Aprx. Sq. Ft.	384	Base/Below Baths	N/A
Base/Below # Bedrooms	N/A	Base/Below Aprx. Sq. Ft.	
Base/Below XRM		Living Room Aprx. Size	
Base/Below Unfin. Sq. Ft.		Kitchen Aprx. Size	
Living Room Level	M	Dining Room Aprx. Size	
Kitchen Level	M	Family Room Aprx. Size	
Dining Room Level		Master Bedroom Aprx. Size	
Family Room Level		Master Bedroom Level	U
Total Units	1	Bedroom 2 Level	L
Bedroom 2 Aprx. Size		Appointment Required	No
Off Market Date		Tax ID	
Mapping		Status Date	10/1/2009
Update Date	10/1/2009	Price Date	10/1/2009
HotSheet Date	10/1/2009	Associated Document Count	0
Input Date	10/1/2009 7:56:00 PM	Agent Hit Count	5
Original Price	\$219,900	Cumulative DOM	7
Client Hit Count	17		

GENERAL

Directions STEESE HWY TO RIGH ON STEELE # of Parking Spaces
 CREEK, LEFT ON GILMORE TRAIL,
 GO APPROX 1 MILE & TAKE LEFT
 ON "WESTWICK" SIGN. GO TO THE
 END, TAKE 90 DEGREE TURN TO
 LEFT, DOWN HILL, PASS 1 ROAD
 ON RIGHT, THEN FIRST DRIVEWAY
 ON RIGHT

Days On Market 7 **Price/Aprx. Res.** \$118.86

FEATURES

DESIGN Multi-Level	EXTERIOR FEATURES Deck/Patio	LAUNDRY Main Level	VIEW Territorial
EXTERIOR FINISH Other/See Remarks	RV Parking	HEATING Radiant Floor	ROAD ACCESS Dirt
ROOF Shingle	Horse Property	OHWBB	Unmaintained
BASEMENT None	Workshop	APPLIANCES & EQUIPMENT Range/Oven	DOCUMENTS ON FILE Survey
WINDOWS Thermal Pane	Shed	Refrigerator	Property Disclosure
Wood	Cable TV	SEWER Septic	Fuel/Utility Usage
	Lawn	WATER Private Well	Floor Sketch
	Garden Area	ROAD SERVICE No	Other/See Remarks
	Natural	FIRE SERVICE No	TERMS Cash/Refinance
	Telephone Service		SHOWING INSTRUCTIONS Call Listing Licensee
	INTERIOR FEATURES Jetted Tub		Lock Box
	Walk In Closets		
	Hardwood Floors		
	Tile Floor		
	Smoke Detectors		
	OTHER ROOMS Family Room		
	Master Suite		

FINANCIAL

Incentives	N	Taxes	2490
Mill Rate	14.39	Internet Y/N	Yes
Tax Parcel	0469637	FNSB Map #	111C2
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	2500	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

ATTENTION ALL HORSE LOVERS! HERE IS A GREAT PROPERTY ON 4.5 ACRES THAT IS ZONED GU-1 SO YOU CAN DO AS YOU PLEASE. MAIN LEVEL HAS LIVING ROOM, KITCHEN, DINING & HALF BATH & LAUNDRY ROOM. UPPER LEVEL HAS HUGE MASTER BDRM WITH BATH, BALCONY, AND NICE TERRITORIAL VIEW. LOWER LEVEL (GROUND LEVEL) HAS 1 BDRM & FULL BATH. THE ATTACHED ROOM WAS PREVIOUSLY A GARAGE AND HAS BEEN CONVERTED TO LIVING AREA WITH CARPET LIGHTS, ETC. AND COULD BE USED AS A 3RD BEDROOM. FUEL MISER BOILER (ALMOST NEW), RADIANT HEAT IN CONVERTED GARAGE AND MASTER SUITE, 145 FOOT PRIVATE WELL, NICE DECKS. SIDING IS PAINTED PLYWOOD, CUSTOM WOOD FLOORS IN KITCHEN, HUGE 16X32 DETACHED GARAGE/SHOP BUILDING.

ADDENDUM

REALTORS: LEAVE MESSAGE AT OFFICE 456-6000 AND 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.