

**FULL REPORT**



**RESIDENTIAL**

MLS #: <b>107016</b>	Asking Price: <b>\$94,900</b>
Status: <b>ACTIVE</b>	Construction: <b>2x6</b>
Type: <b>SINGLE FAMILY</b>	Foundation: <b>Post On Pad</b>
Address: <b>7409 ANDERS AVENUE</b>	Style: <b>Ranch</b>
City: <b>Fairbanks</b>	# Bedrooms: <b>2</b> Age: <b>11-15 yrs</b>
Zip: <b>99712</b>	# Full Baths: <b>1</b>
Area: <b>CHENA HOTSPRNGS</b>	# Partial Baths: <b>0</b>
Garage Capacity: <b>0</b>	Garage Type: <b>None</b>
Licensee: <b>AUDREY J FOLDOE - (907) 456-6000</b>	
<b>MEYERES REAL ESTATE - Main (907) 456-6000</b>	

**General**

Asking Price: **\$94,900**  
 # of Acres: **2.6600**  
 Commission: **3%**  
 Subdivison: **Thomas 3**  
 Lot (Tax Lot): **31B**  
 Block (Section): **N/A**  
 Listing Date: **11/20/2007**  
 Owner: **Donald Harold Lee III**  
 Elementary: **Two Rivers**  
 Middle School: **N. Pole Middle**  
 Senior High: **N. Pole High**

**General**

Year Built: **1995**      Sign: **Yes**  
 Zoning: **General Use District - 1**  
 Overlay: **N/A**  
 Flood Zone: **X**  
 Aprx. Lot Sq. Ft.: **115,869**  
 Aprx. Res. Sq. Ft.: **896**  
 Aprx. Garage Sq. Ft.: **0**  
 CCRs Y/N: **No**  
 Original Price: **\$119,900**  
 DOM: **149**  
 Prc/SqFt: **\$105.92**  
 Virtual Tour:

**Features**

Design: <b>Ranch</b>	Laundry: <b>Main Level</b>
Exterior Finish: <b>Metal</b>	Heating: <b>Monitor/Toyo</b>
Roof: <b>Metal</b>	Sewer: <b>Septic</b>
Basement: <b>Crawl Space, None</b>	Water: <b>Private Well</b>
Windows: <b>Thermal Pane, Wood, Vinyl</b>	Energy Rating: <b>None</b>
Exterior Fea: <b>Deck/Patio, RV Parking, Horse Property, Shed, Natural, Telephone Service</b>	
Interior Fea: <b>Smoke Detectors</b>	
Other Rooms:	
Appliance/Equip: <b>Dishwasher, Refrigerator, Washer, Dryer, Water Softener, Ceiling Fan</b>	
View: <b>None</b>	Road Access: <b>Gravel, Maintained</b>
Terms: <b>Cash/Refinance</b>	Showing Inst: <b>Vacant, Lock Box</b>

**Financial**

Directions: **CHSR approx 23.5 mile to R on Corey Ranch and L on Anders, after Sockeye, on the R**

Taxes: <b>1,200</b>	HOA Dues/Mo.: <b>N/A</b>
Tax Parcel: <b>584851</b>	Assessments: <b>No</b>
Mill Rate: <b>16.229</b>	Min. Earnest Money: <b>1,500</b>
Possession: <b>Record</b>	Internet Y/N: <b>Yes</b>

**Remarks**

**Cute little house in the country on 2.66 acres. New certified leach field less then 1 year old, new carpet and paint recently, neat and clean, has been used as a rental by owner. Current appraisal for \$128,000 and plot plan on file. 2 sheds. Realtors: Vacant, show freely.**