

# FULL REPORT



## RESIDENTIAL

MLS #: <b>120449</b>	Asking Price: <b>\$92,000</b>
Status: <b>ACTIVE</b>	Construction: <b>See Remarks</b>
Type: <b>OTHER/SEE DETACHED</b>	Foundation: <b>Concrete Block</b>
	Style: <b>Raised Ranch</b>
Address: <b>3614 OLD RICHARDSON HIGHWAY</b>	
City: <b>North Pole</b>	# Bedrooms: <b>3</b> Age: <b>31 + yrs</b>
Zip: <b>99705</b>	# Full Baths: <b>1</b>
Area: <b>BADGER&amp;RURAL NP</b>	# Partial Baths: <b>2</b>
Garage Capacity: <b>0</b>	Garage Type: <b>None</b>
Licensee: <b>AUDREY J FOLDOE - HM: (907) 456-6000</b>	
<b>MEYERES REAL ESTATE - Main: (907) 456-6000</b>	

## General

Asking Price: **\$92,000**  
 # of Acres: **0.30**  
 Commission: **2.5**  
 Subdivison: **R H Casperson**  
 Lot (Tax Lot): **1 & 2**  
 Block (Section): **1**  
 Listing Date: **9/7/2012**  
 Owner: **Wells Fargo**  
 Elementary: **Crawford Elem**  
 Middle School: **Eielson**  
 Senior High: **Eielson**

## General

Year Built: **1952**      Sign: **Yes**  
 Zoning: **General Use District - 1**  
 Overlay: **N/A**  
 Flood Zone: **X**  
 Aprx. Lot Sq. Ft.: **12,898**  
 Aprx. Res. Sq. Ft.: **4752**  
 Aprx. Garage Sq. Ft.:  
 CCRs Y/N: **No**  
 Original Price: **\$92,000**  
 DOM: **0**  
 Prc/SqFt: **\$19.36**  
 Virtual Tour:

## Features

Design: <b>Raised Ranch</b>	Laundry: <b>Lower Level</b>
Exterior Finish: <b>T1-11, Log, Other/See Remarks</b>	Heating: <b>OHWBB</b>
Roof: <b>Shingle, Metal, Rolled Roof</b>	Sewer: <b>Septic</b>
Basement: <b>Full Size, Unfinished</b>	Water: <b>Private Well</b>
Windows: <b>Single Pane, Thermal Pane, Wood</b>	Energy Rating:
Exterior Fea: <b>RV Parking, Fixer-Upper, Lawn, Natural, Telephone Service</b>	
Interior Fea: <b>Tile Floor, Arctic Entry, Vaulted Ceiling, Smoke Detectors</b>	
Other Rooms: <b>Family Room, Formal Dining</b>	
Appliance/Equip: <b>Ceiling Fan</b>	
View:	Road Access: <b>Paved, Maintained</b>
Terms: <b>Cash/Refinance</b>	Showing Inst: <b>Call Listing Licensee, Call 1st Show, Lock Box</b>

## Financial

Directions: <b>Richardson Hwy to left at Moose Creek exit to right on Old Richardson (way at the end). Property on right. Eielson fence/boundary is next to this lot.</b>	
Taxes: <b>2198</b>	HOA Dues/Mo.: <b>N/A</b>
Tax Parcel: <b>0120871</b>	Assessments: <b>No</b>
Mill Rate: <b>14.66</b>	Min. Earnest Money: <b>2%</b>
Possession: <b>Recording</b>	Internet Y/N: <b>Yes</b>

## Remarks

**Construction: Living quarters are mobile; lodge portion is log. There is a full concrete basement under lodge (1800 sq ft). Foundation under mobile is post on pad. This is the former Mama C's Restaurant. Lodge/restaurant area is large cathedral ceilings, ceiling fans, 2 half baths and big commercial sized kitchen. Living area behind lodge is a mobile attached to the lodge. Oil fired boiler is working (heat is on) and property is winterized. Water has not been activated. Property is being sold "as-is". All cash offers must show proof of funds or be accompanied by a pre-qualification letter from Wells Fargo if financed. \*\*\*Mandatory Waiting Period: Days 1-7 offers will not be reviewed, Days 8-12 offers ONLY from NSP buyers, municipalities, non-profit organizations, and owner occupants will be reviewed. Days 13+ will consider offers from all buyers.\*\*\***

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