

110 Hickory Fairbanks (Rented)

Just Listed for rent on 8/17

PROPERTY DETAILS



Listing Price: **\$1,500**
Listing Address: 110 Hickory Fairbanks AK 99709
Bedrooms: 3
Full Baths: 1
Partial Baths: 1
SQ FT: 1260
Lot Size: 0
Style: 2 story
Garage: 1 Car
Heat Source: Oil
Schools: WR/Ryan/WV

QR Code:
On a SmartPhone?
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PROPERTY DESCRIPTION

****This unit is currently rented through mid summer 2012. Inquiries regarding this property will go unanswered until May 1, 2012.****

Appointment & contact info: Before an appointment is scheduled, interested parties (or you are non-local, then a local trusted friend or other local "stand-in") should call to verify that they've driven by the home, reviewed this information and find the rental terms agreeable.

If you haven't already, click on the "virtual tour" link near the lower right hand corner of the photo above.

Basic Description: Located a literal 3-5 minutes from the UAF campus via car (also close enough for an easy bike ride or even a modest walk) and near bus routes, this 3Br/1.5Ba attached townhome has been substantially updated & remodeled. This home can provide you the space and function and affordability without the exterior maintenance hassles or the *substantially* higher heat & other operating costs & extensive responsibilities of a comparably sized detached home for rent.

Just TRY and find a pleasant, attractive and well-kept detached home for \$1500/month where you DON'T also have to pay for heat, water, sewer & garbage. This is a convenient, low-maintenance alternative with its back-off-the-main-road location in the association.

This home has 2 living levels. The main level consists of the attached single car garage, kitchen/living/dining, 2 large closets, enormous arctic entry (mud room), and oversized 1/2 bath, which includes the washer & dryer plus plenty of other space for storage - especially if you have a stackable washer & dryer. The upper level contains the 3 bedrooms, full bath and 2 very very large hallway closets (one easily big enough for a compact office or craft space, by the way.)

If you haven't already had a chance, click on the "virtual tour" link near the lower right hand corner of the photo above. This home is no longer furnished, but these photos taken will give you a good sense of room sizes, etc.

- Remodeled upstairs bath with solid surface/integrated sink top, new vanity, fixtures & tub/shower components
- Updated kitchen with newer appliances, as well as a built in "buffet" in dining room giving you more serving & storage space.
- Laminate floor accents, with berber carpeting throughout the living & bedrooms.
- recent accent paint in many rooms
- beautiful upgraded vinyl windows with wood sills.
- secluded feeling within the association.

Lease Period: Lease required through June of 2012. Owner reports that they are open to lease renewals as they do plan to re-lease this home after June 2012. Residential leases in AK are only valid for one year, hence the lease period is only through mid-summer 2012 (all my leases end in mid-summer to allow everyone flexibility should a tenant decide to re-locate).

Pet Info: Sorry, but there are no pets allowed. Please do not call and request exceptions to this rule.

Rent: \$1500/month includes *heat, water, sewer & garbage* + tenant is responsible for the payment of only electric, and optional cable/phone utilities –which leads us to....average utility costs.

Avg Utility Costs: See link above entitled "disclosures" for ACTUAL historical electric costs associated with this home.

Fuel: paid by owner.

Electric: The current average electric bills for the past two years are posted as noted above.

Water/Sewer: paid by owner.

Deposit(s): Deposits/move-in fees = 1 month's rent.

Answers to the Questions everyone is hesitant to ask: Yes, it is in very good condition. All major higher-end appliances including built in microwave & washer & dryer are provided. If you haven't seen it already, now would be a good time to click on the "virtual tour" button above.

Credit/Background Checks: Credit & Background checks will be run on applicants & residents at a cost per adult of \$48.50 (\$68.00 for any applicants who are married with a joint credit history). Although we do check credit, we do not require "perfect" credit if there are other compensating factors and good reasons for some negative past credit record "issues".

There is NO smoking allowed anywhere inside this property or on the deck.

Drive-by Directions: Take Geist Road to Chena Pump Road, 1st Left on Dartmouth (at the streetlight). R on Hickory. Look for the "110" next to the door. Unit is in the second building in, on your "left" as you drive down Hickory. Look for sign on the large front deck.

Financial Requirements: Rent may not exceed 1/3 of the tenant(s) combined gross monthly income (so \$4500/month)

PLEASE NOTE that lease info & rental applications are available after showings via e-mail, by request to loriprice@lookwithlori.com.

Thank you for your interest in this home. If you have any questions that this website did not answer, please contact Lori Price of LookwithLori, Inc. via email at loriprice@lookwithlori.com or by phone Sun – Fri at 347-7244. Any emails or calls received outside of normal business hours will be responded to the next business day.

CONTACT INFORMATION



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Your Home & Lifestyle Resource for the Greater Fairbanks Area

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Equal Housing Opportunity

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