

114 4th Avenue Fairbanks (Rented)

Leased through May 31, 2011

PROPERTY DETAILS



Listing Price: **\$1,195**
Listing Address: 114 4th Avenue
Fairbanks AK 99701
Bedrooms: 3
Full Baths: 2
Partial Baths: 1
SQ FT: 1560
Lot Size: 6432
Style: 2 Story w/Bsmt
Heat Source: Oil
Schools: Ladd/Ryan/Lathrop

QR Code:
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PROPERTY DESCRIPTION

This property is currently leased.

Appointment & contact info: Before an appointment is scheduled, you will be asked to verify that you've driven by the home (to verify that its location, setting, commute distance, style, etc are acceptable to you) and that you have taken a moment to review this information for willingness/ability to meet the terms mentioned here. For those who are relocating and unable to come in person, the owner is fine if you can send a trust local friend or family member to view the home in your place. After a showing, rental applications are available via e-mail, by request to homeinfo@lookwithlori.com.

Basic Description: This is a 3Br 2.5Ba downtown Fairbanks home with a Seattle-esque classic design & features. Just 4-6 blocks from most downtown restaurants, stores, coffee house, banks, & more. Parking is on the street and there is an exterior headbolt outlet for winter plug-ins the timer for which is controlled inside the home (and in case you are from a big city, there's not typically any competition for at least 2 spots right in front of the house--often 3).

Floor plan: This home has 3 levels. The main level (middle story) is comprised of the large front & rear arctic entries, living room, small dining, separate kitchen, & full bath. On the lower level, there is a large laundry room, smaller 3rd bedroom, extra kitchen-ette with small range/oven, double sink and refrigerator, full bath, and den/office/gear room (which

is actually the rear foyer, but is plenty large to use as a room). The upper level has two quite large bedrooms for the age of the home, 1 with a half bath.

Rental Terms:

Lease Period: Lease required through Summer, 2010 (lease-end date is flexible within summer months).

Rent: \$1195/month + tenant pays all utilities -- which leads us to....average utility costs--->

Avg Utility Costs Summary:

Fuel: At current fuel costs of about \$2.30/gallon, the historical average monthly usage comes out to a surprisingly low \$165-184/month. (This home, due to TONS of energy upgrades including windows, doors, added insulation, a new boiler, etc has along term history of using only about 70-80 gallons/month of fuel oil!) And the owner handles fuel deliveries, so you don't have to keep track and fuel payments by collecting with rent so that they are much more even (cost-wise) on a month to month basis.

Electric:The owner's average electric bills from 2007-2008 averaged just over \$100/month (with 2 working adults, 2 infants and at least 1 full time caregiver at home every day)

Water/Sewer:City Water & Sewer average cost of +/- \$70-120/mo-- again based on usage. (for a 3 adult and two infant/toddler household)

Deposit(s) & Fees: \$1195 total (part of which is a move-in fee which will be used to pay the tenant to clean the property at move-out). This property allows pets on a case-by-case approval basis (cats and/or dogs) Owner charges a \$400 PER PET (maximum of 3) deposit due at lease signing.

The home is very clean, very comfortable, has lots of privacy in the yard due to the large hedge & fence, has had enormous energy upgrades within the past several years and has all appliances.

Background Check: Credit & Background check will be run on applicants at a cost to individual applicants of \$38.50 (\$68 for married with same last name). Although we do check credit, we do not require "perfect" credit if there are other compensating factors and good reasons for past credit record "issues".

Drive-by Directions: Please drive-by the property PRIOR TO scheduling a showing appointment to verify that the location, setting, style & commute are acceptable to you and your family.... Take 4th Avenue East (towards the Steese) keep driving past Cushman, Noble & Hall street, towards end on the left. Look for tall hedge.

Financial Requirements: Rent may not exceed 1/3 of the tenant(s)combined gross monthly income (so a minimum of +/- \$3600+/mo)

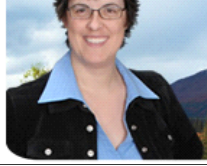
Thank you for your interest in this home. If you have any questions, please contact Lori Price, ABR, CRS, e-PRO of LookwithLori, Inc. via email at loriprice@lookwithlori.com or by phone Sun – Fri at 347-7244. Any emails or calls received outside of normal business hours will be returned the next business day, so when leaving a message, please indicate the best time/# at which to return your call.

PLEASE NOTE: because this home is a rental...there is currently no additional info ("Disclosures") provided. (the host site does not allow me to disable the "disclosure button", sorry)

C O N T A C T I N F O R M A T I O N



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Equal Housing Opportunity

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