

1310 Westwick Fairbanks Home For Sale

Available for Move-in Immediately

PROPERTY DETAILS



Listing Price: **\$1,075**
Listing 1310 Westwick
Address: Fairbanks AK 99712
Bedrooms: 2
Full Baths: 2
Partial Baths: 0
SQ FT: 2000
Lot Size: 3+ Ac
Style: Funky/Log
Garage: 2 Car
Heat Source: Oil
Schools: Wel, Ryan, Lathrop

QR Code:
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PROPERTY DESCRIPTION

Please note that there is an extensive virtual tour & other photos available for review if you hit the "virtual tour" link near the lower right hand corner of the photo above.

Pets?: 1-3 dogs or possibly cats allowed on approval, with pet deposits (discussed below).

Basic Description: This is a truly Alaskan home. Homey & Rustic in design in a private setting. This owner has been lovingly upgrading this home over the last several years, but there's still a few cosmetic rough edges. New boiler & heating system, water holding tank, two fully remodeled baths & more, but many cosmetic items remain dated (including the kitchen and panelling in most upstairs rooms).

Amazingly private with no neighbors in sight on 3 acres just off of Gilmore Trail. (high above the ice fog!) Wood log interior downstairs, HUGE livingroom, HUGE upstairs bedroom, brand new 2nd bedroom on the main level with built in bed frame & under-bed storage and enough offices, gear-rooms & storage areas/walk-in closets to satisfy every need.

Upstairs you have the enormous single bedroom, newly remodeled full bath, access to the 480+ SF deck, W-I storage closets with dressing rooms. Downstairs is the brand new 2nd bedroom (thanks to the recent new window installation) with built in double bed frame, kitchen with new gas range & newer refrigerator but otherwise a sort of groovy 70's design thing going on, ENORMOUS livingroom, & dining/family room, another separate room and 3/4 bath (seen in photo).

Note: Washer & Dryer are provided.

LEASE Term: Initial lease period is through summer 2012 (flexible to end in May, June or July). This owner has rented this home for several years and intends to do so for the foreseeable future, so if you are looking for a long term rental, this home is a good prospect. In Alaska leases on homes are only legal for one year, and our leases always run so that they terminate in summer in order to give everyone maximum flexibility.

Rent: \$1075/month + tenant pays costs to heat. Why so little for such a large home? Well: it only has 2 bedrooms (4 occupants maximum), its pretty rustic, and it is large and so costs a bit more more than a small home to heat. Average heating costs expected to be approximately \$484/month based on several years of past history. (Note that this is only about 120-130 gallons/mo which is very reasonable for a 2000 SF home with a large heated double car garage)

Income Qualifications: Per the owner, rent may not exceed 40% of the Renters gross monthly income.

Deposit(s): \$1075 Security Deposit, \$350 pet deposit for each pet (Yes this is a deposit, not a "Fee" and is refundable if there is no pet damage at move-out).

Credit & References: Both will be checked--**although perfect/good credit is not a requirement**, this owner is looking for evidence of responsible payment habits nowadays even if you had some challenges in the past.

Cable Ready: Yes, per the recent long-term tenants, GCI cable is available here (TV cable and/or cable modem), current tenants had service box installed. Call GCI with the address for more information if you have specific questions.

Avg Utilities: The house is heated by a recently installed (2004) Hot Water Baseboard boiler system. **Average heating oil consumption** over the last several years at current fuel rates will cost a tenant an estimated \$484/month. This estimated amount will be collected from tenant each month together with rent, creating a more even budget tool for the tenant. A fuel usage reconciliation is conducted at move-out or lease renewal, and also in mid-winter to make sure estimates & payments are on track. You only end up paying for what you use.

Electric has "averaged" \$147/month (higher in winter, lower in summer) Stove is propane (filled by tenant), and hot water is pre-heated by boiler.

Water: Water Holding Tank located inside the garage (easy to see when you need to call for a fill!)

Drive-by Instructions: Highway north past Chena Hot Springs Road, Go to Gilmore Trail, Left on Westwick (homemade brown street sign tacked to a tree) 1st driveway on the right (it's a circular Drive).

Appointment & contact info: Before an appointment is scheduled, interested parties will need to verify that they (or a local trusted stand-in) have driven by the home to verify style, setting, commute and other factors not obvious without a personal visit are acceptable, reviewed this information and indicate willingness/ability to meet the terms mentioned here.

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

Thank you for your interest in this home. If you have any questions, please contact Lori Price of LookwithLori, Inc. via email at loriprice@lookwithlori.com or by phone Sun – Fri at 347-7244. Please note that the office is closed on Saturdays and Sunday mornings. Any emails or calls received after normal business hours will be returned the next business day.

CONTACT INFORMATION



Lori Price, ABR, CRS, e-PRO
LookwithLori, Inc. Real Estate
lookwithlori.com
1102 Richard Berry Drive
Fairbanks AK 99709
(907) 347-7244
(907) 457-7244
LoriPrice@LookwithLori.com

Your Home & Lifestyle Resource for the Greater Fairbanks Area

Lori Price, ABR, CRS e-PRO
Broker/Owner of LookwithLori, Inc. Residential Real Estate

Lori Direct: 907-347-7244
Fax: 907-457-7244



Equal Housing Opportunity

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