

2787 (aka 2788) Templeton Rural North Pole (Rented)

Rented through 5/31/2011

PROPERTY DETAILS



Listing Price: **\$1,445**

Listing Address: 2787 (aka 2788)
Templeton
Rural North Pole
AK 99705

Bedrooms: 3

Full Baths: 2

Partial Baths: 0

SQ FT: 1450

Lot Size: 1.2 Acres

Style: Ranch

Garage: 2 Car

Heat Source: Oil

Schools: NP/NP/NP

QR Code:

On a SmartPhone?
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PROPERTY DESCRIPTION

This property is currently rented through March 31 of 2012. Inquiries will be replied to beginning February 15, with showings starting March 1 for move-in during the first week of April.

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.

Basic Description: This is an immaculately kept larger single-level home with ample space inside for our long winters, and a brand spanking new septic system in Fall of 2011. The master bedroom can easily accommodate a King size bed, and has two walk-in closets as well as a deep garden tub in the master bath.

There is a large, bright and open living/dining room with bay window, wood stove, a big galley-style remodeled kitchen with newer stainless steel appliances, a large pantry closet and convenient separate laundry area which also acts as an owner entryway off of the back of the garage. 2 additional bedrooms each with walk-in closets and a common bathroom, along with an ample attached, heated 2 car garage, large deck/patio in the fenced back yard, and end-of-road location complete this home.

Rental Terms:

Lease Term: 1 year lease is required. Please note that the owner does plan to have this home be a rental for longer than 1 year, however in the state of Alaska, residential leases are only valid for 1 year, so if you are looking for longer-term rental situation, this home is still a good candidate.

Rent: \$1445/month and tenant pays all utilities (historical averages for this home are below) Tenant will be required to either remain on fuel auto-fill *including auto-pay* or pay the owner projected fuel use per month (any under/overage to be settled at intervals of 6 months).

Deposits: \$1445 security deposit, and a \$400 pet deposit PER APPROVED PET.

Pets: The owner will allow up to two dogs or cats, on a case-by-case approval. Pets must have all shots, no bite or property destruction history and must be 100% house-trained to be considered. No pitbulls, dobermans, wolf-hybrids or similarly aggressive breeds will be allowed.

Credit & References: Must be submitted along with rental applications. Credit & Background check will be run on applicants

at a cost to applicant of approximately \$38.50 per person with different last name or \$68.00 for a married parties with the same last name. Although we do check credit, this owner does not necessarily require "perfect" credit if there are other compensating factors and good reasons for past credit record "issues".

Financial Requirements: Rent may not exceed 1/3 of the tenant(s)combined gross monthly income (so a minimum of +/- \$4335+/mo)

Utilities:

Historical heating fuel average is approximately 97g/month (with some wood stove use). The current occupants (past 2+years) are averaging closer to 82g/month with small to moderate amounts of wood stove use). Multiply those usage rates times the fuel prices to get the average current cost. Current price is close to \$4/gallon

Electrical bills historically averaged \$80-\$120/month, however in the past two years with the "fuel surcharge" added by the local electric co-op the averages have been between \$130 and \$190. Due to fuel prices falling, that "fuel surcharge" has recently been removed (2/09) The water softener uses some salt (+/- \$20/month based on amount of water used) and of course tenant phone & cable charges.

Water/Sewer: Water is provided by a private well. If you are not familiar with our area, then be aware that almost all North Pole well water is high in Iron. Sewer is a private septic system.

Drive-by Instructions: Take Richardson Highway towards North Pole, go past the overpass, take next Hwy exit (R), left under overpass then right onto Mistletoe (aka the frontage road) then turn L on Laurance, then L on Nelson, then L on Bumpy, then the 2nd right on Templeton. Home is at end of the cul-de-sac, with a circular drive.

Appointment & contact info: Before an appointment is scheduled, interested parties will need to verify that they've driven by the home, reviewed this information and indicate willingness/ability to meet the terms mentioned here.

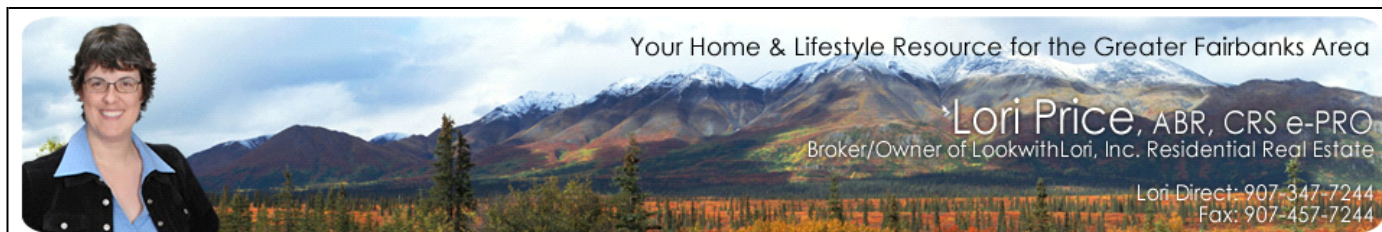
PLEASE NOTE that lease info & rental applications are available after showings via e-mail, by request to loriprice@lookwithlori.com.

Thank you for your interest in this home. *After* the active Inquiry date listed at the top of this page: 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. Any emails or calls received after normal business hours will be returned the next business day.

CONTACT INFORMATION



Lori Price, ABR, CRS, e-PRO
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Equal Housing Opportunity

Property information deemed reliable but not guaranteed and should be verified.

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