

# 3640 Silverleaf North Pole Home For Sale

*Big Things come in Small Packages! Sold in under 30 days!*

## PROPERTY DETAILS



**Listing Price:** **\$125,000**

**Listing** 3640 Silverleaf

**Address:** North Pole AK 99705

**Bedrooms:** 1

**Full Baths:** 1

**Partial Baths:** 0

**SQ FT:** 640

**Lot Size:** 96004

**QR Code:**

On a SmartPhone?  
Scan the QR code  
to see this listing



## PROPERTY DESCRIPTION

Sometimes bigger is NOT better, and here is a beautiful example. Want smaller energy bills? less seasonal maintenance? fewer spaces to have to clean up all the time? then this home is for you. Well-placed on a lot with a well-wooded perimeter for extra privacy, driveway access \*outside\* the protective tree-line on the adjacent pipeline easement AND owner reports the potential to build a larger home on the same lot if desired!

This builder constructed this home to high standards, including the well-known 5 star energy rating practices. (Actual rating not conducted at this time)...which means that it should qualify for all forms of AHFC financing including the popular 1st time homebuyer, veterans mortgage preference & Interest rate reduction for lower-income borrower loans! Seller states that the second lot (extremely limited opportunity to improve--build on--this lot due to easements, etc) is included for a total of 2.2 acres!

You can have your OWN space, convenient to both Eielson AFB & Ft. Wainwright without an enormous mortgage and high utility bills. Owning your own place allows you to build equity, customize your home, not worry about landlords prohibiting your choice of pets, gives you more space to store your vehicles & gear, entertain outside without being in your neighbors face and more!

View, download or print 24/7 extensive information regarding this home including disclosures, utilities & more, Just CLICK HERE [http://lookwithlori.com/silver\\_custom.asp](http://lookwithlori.com/silver_custom.asp) \*NOTE: Download will be posted & available after noon on Wednesday 2 27 08.

Drive-By Directions: Take the Highway out towards NP, pass the overpass, then L on Laurance Rd, L on Seavy - all the way down, then R on Silverleaf, see signs.

It's typically easy for pre-qualified buyers to set up a pre-arranged showing appointment. Just call your REALTOR/Buyer's Representative, the showing instructions for them are available in the MLS. No REALTOR of your own?...just contact Lori at 347-7244, and she will be happy to assist you.

## 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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