

3828 Carriage Court North Pole (Rented)

Luxury Home, \$2200 *includes \$200/mo fuel stipend*

PROPERTY DETAILS



Listing Price: **\$2,200**
Listing Address: 3828 Carriage Court
North Pole AK 99705
Bedrooms: 3
Full Baths: 3
Partial Baths: 1
SQ FT: 2670
Lot Size: 4.74
Style: 2 story over garage
Garage: 3 Car+
Heat Source: Oil
Schools: NP/NP/NP

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PROPERTY DESCRIPTION

This property is currently rented, with the owners returning in summer 2012. Inquiries regarding this property will go unanswered since the owner plans to move back in at that time.

Incentive as of 5/25/11: The owners understand that it is a limited group of folks that are comfortable with the June 2012 deadline for the end of this lease. So, in addition to the under-market asking rent of \$2200/mo. for this custom-designed luxury home designed for the owner's retirement in style they have JUST included a \$200/month fuel stipend in that rental amount. Given that this home uses substantially less fuel than a much smaller home, you have the chance to live for a year in a style that will be the envy of your neighbors AND pay less than you would for a "standard" rental...

Appointment & contact info: Before an appointment is scheduled, interested parties (or their local trusted friend or other local "stand-in") will need to verify that they've driven by the home, reviewed this information and indicate willingness/ability to meet the terms mentioned here. *Showings require a prior drive-by, so please review all info & drive-by prior to calling to arrange a showing.* Showing appointments are possible, with at least 1 business day's prior notice on: T & F 11:30a-2:30p, Th 5-6:30p & Sun 1-4p. (Please note this means Sunday showings must be confirmed no later than Friday to be valid).

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 a custom and recently built 3BR (PLUS large media room PLUS office [no closet] PLUS Kids Play area...) 3.5 Bath immaculately planned & built custom home on a very private 4.7 acre estate at the end of a short road where you are currently the ONLY occupant. Designed & executed by the engineer/owner, this home positively glows with careful attention to family-friendly layout, finish materials, quality workmanship, energy efficiency...you name it. Designed as the retirement home for the owners (hence the extreme quality), it is available for rent only through June 30 of 2012.

Relax with friends or family on the enormous southern exposure deck right off of the Kit/Din/LR fabulous many-windowed Great Room. All of this on an almost 5 acre private parcel less than 10-12 minutes from EITHER Ft. WW or Eielson AFB. Oh, did I mention the oversized 1300+ SF triple car heated garage that ALSO has its own 1/2 bath, PLUS extra workspace?... There is virtually no end to exterior parking and turnaround space for residential vehicles—as well as recreational vehicles.

This home has 2 living levels above the garage (so 3 total). The main level (2nd story) is comprised of the large great room (kit/din/lr), deck, deluxe 3/4 bath, media room & office. On the upper level, is the very large master suite (full bath) with absolutely huge walk-in closet, foyer/kids play area, 2 very big bedrooms a common 3/4 bath + washer dryer hookups (for front loaders only, there is a second set of hookups that can accommodate a top loading washer in the garage).

Floor plan: Click the "Disclosures" button to the right of the photo above to view the floor plan & other info.

Lease Period: Lease required through June of 2012.

Rent: \$2200/month + tenant pays all utilities which are enviably low even compared to a SMALLER home—which leads us to....average utility costs-->

Avg Utility Costs: See "Disclosures" link for actual utility evidence.

Fuel: This home is heated (and hot water is also heated) by a cadillac-quality German-made Wiesman boiler, and has radiant floor heat throughout for warm toes all winter long! The fuel usage history of the home averages an incredibly low 107 g/mo. And an even LOWER 91g/mo average over the past year the home has been rented. ("incredibly low" meaning that this fuel consumption would be enviable for a home of about 1/2 the volume of this one!) The current owner also burns "about" two cords (they don't measure it precisely) of wood in the heat efficient glass-front fireplace. At current fuel rates of about \$4.15/gallon that would be a whoppingly LOW \$377/month, plus the cost/effort for the wood if you chose to burn it.

The owner controls all fuel deliveries (automatically) for security and convenience and the tenant pays a projected monthly fuel amount along with the rent. If at mid-year and the end of the lease, you've used less fuel than you paid for, you will be reimbursed. If you like it particularly warm & use more fuel, that will be due to owner no later than at lease-renewal or move-out. Adjustments will be made mid-lease to reflect actual fuel consumption or changes in the price of fuel to work toward the goal of neither party owing the other any substantial amounts at the time of lease renewal or move-out.

Electric: The past 2 years of current average electric bill savaged between \$129-\$136/month (higher in winter, lower in summer of course).

Water/Sewer: Water is provided by a private well. And the only real expense of this is sediment filters (from \$5.00 to \$15 each depending on quality, and salt for the water softening system. A reasonable projected per month cost of this would be anywhere from \$20-\$50) Sewer is a private septic system (no tenant costs).

Deposit(s): Deposits = 1 month's rent, plus \$400 deposit per approved pet (if any) If there is no damage/issues or repairs, then you get it all back at move-out. Approved pets are fish, with a limitation of 20g on tank sizes, and up to two dogs with a maximum weight of 40 lbs per dog. *Per the owner, please do NOT call to inquire about an exception to these limits if you have other/additional/larger pets.*

Answers to the Questions everyone is hesitant to ask: So, such a nice house for \$2200/month...what's the catch? No catch—our market doesn't support a huge number of upper-end rental homes in North Pole, and its only available or one more year (through June 2012), so in order to be more competitive (i.e. more attractive to a wider range of folks) in order to find a better quality tenant the owners decided to price it here. And, no, there is absolutely no damage, odor, or stains, it is unbelievably clean, VERY very comfortable, the water tastes excellent, the home has fabulous sun exposure, major appliances except washer & dryer are provided and are in excellent condition, rooms are light, bright, large and beautifully designed (even the garage!). 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 check 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 necessarily require "perfect" credit if there are other compensating factors and good reasons for some small or moderate past credit record "issues".

Please note: there is NO smoking allowed anywhere on the property (even outside).

Drive-by Directions: This property is occupied, when driving by please DO NOT exit your car, approach the house or disturb the current occupants. Please drive-by the property PRIOR TO scheduling a showing appointment to verify that the commute distance, road access, and setting meet with your approval. (Or, if you are non-local please contact someone local that you know and trust to do the same.)

Directions from Eielson: Take the Richardson Highway & turn right onto Laurance Road, L onto Nelson and the first right onto Carriage Court. Look for directional signs at Carriage Court & Nelson.

Directions from Fairbanks: Take Richardson Highway past North Pole overpass, take next exit "Buzby", turn left under overpass, then right on Mistletoe (this is the frontage road), follow along a ways, then Left on Laurance Road, L on Nelson, and the first right onto Carriage Court. Look for directional signs at Carriage Court.

Financial Requirements: Rent may not exceed 1/3 of the tenant(s) combined gross monthly income (so a minimum of \$6600+/mo).

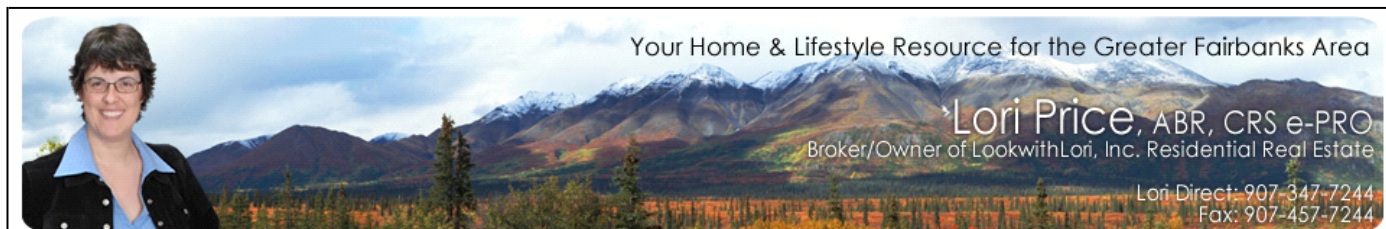
PLEASE NOTE that lease info & rental applications are available after showings via e-mail, by request to loriprice@lookwithlori.com.

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 after normal business hours will be returned the next business day.

CONTACT INFORMATION



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Equal Housing Opportunity

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