

# 727 Bentley Drive In-Town Fairbanks (Rented)

Rented through May 2011

## PROPERTY DETAILS



**Listing Price:** **\$1,195**

**Listing Address:** 727 Bentley Drive  
In-Town Fairbanks  
AK 99701

**Bedrooms:** 2

**Full Baths:** 1

**Partial Baths:** 0

**SQ FT:** 800

**Lot Size:** 6696

**Style:** Ranch

**Garage:** 1 Car

**Heat Source:** Oil

**Schools:** Nordale/Tanana/Lathrop

**QR Code:**

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



## PROPERTY DESCRIPTION

**Note: this property is currently rented through mid summer 2012. Inquiries regarding this property will go unanswered until after May 1 2012.**

**Appointment & contact info:** Please do a quick drive-by of the home to verify the commute, style of home and location meet with your approval before scheduling an appointment! Appointments can generally be made with reasonable advance notice (day-before) for Sunday - Friday.

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

**Basic Description:** This is an energetically decorated & artistically inclined single level starter home less than 5 minutes by car from town, shopping and the main gate to Ft. Wainwright. It's an easy bicycle ride and a moderate walking distance as well. A large front yard on a paved neighborhood street, as well as fenced back yard give you and yours a chance to recreate outside, whether its playing, fetching or working with plants. And for those Fairbanks winters you have a single attached garage, in addition to off-street parking for two vehicles (one in front of garage, one beside driveway....) plus a nice parking spot for "toys" beside the actual garage itself.

Small and cozy (less \$\$ to heat!) yet it radiates light with large recently installed vinyl windows, open kitchen, contemporary blond laminate flooring in most rooms and recent remodeling upgrades. This home was originally built in the 1950's and many aspects of the kitchen are original, but still bright with vibrant colors & natural light, clean and plenty functional!

**Lease Period:** 1 year lease required. Please note that the owner currently does plan to have this home be a rental for the next few years, however in the state of Alaska, residential leases are only valid (legal) for 1 year, so if you are looking for longer-term rental situation, this home is an excellent candidate.

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

### Avg Utility Costs:

**Fuel:** This home is heated by a well maintained forced air furnace. The fuel usage history has been requested from the fuel company for the last winter and will be available shortly. Averages for the past few years up through summer 2009, prior to the current occupant was under 60g/mo. For those of you who are not local or familiar with prices, current fuel rates are about \$3.00/gallon. That's a projected average of \$200/month for heat, and the owner hassles with fill ups, not you and we also collect an even monthly projected amount to make budgeting easier, and will settle up once every 6 months. You only pay for

the fuel you use!

**Electric:** The current average electric bills (family of 2 plus 1-4 legged family member) averaged about \$110/month since their occupancy in the fall of 09 (higher in winter, lower in summer of course). The previous occupant (family of two, both at home most days) averaged about \$163/month.

**Water/Sewer:** Public Utilities with a cost average of between \$60 and \$90/month depending on your water use habits.

**Trash:** Approximately \$63 per quarter (paid every 3 months to owner)

**Data Connections:** This neighborhood has access to GCI cable TV & cable modem services. DSL phone-based broadband is also available from ACS.

**Deposit(s):** Deposits = 1 month's rent, plus \$400 deposit per approved pet (if any) Yes, if there is no damage/issues or repairs, then you get it all back at move-out.

**Pet Details:** Approved pets are caged birds (max of 2); [Note that all birds+fish = 1 "pet" for deposit purposes]; fish with a limitation of 40g on tank size, and up to two dogs with no maximum weight limit. We do, however prohibit certain breeds such as akita, chow, doberman, pitbull and wolf pure-breds or mixes of these. *Please do NOT call to inquire about an exception to these guidelines if you have other/additional pets.*

**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".

**There is NO smoking allowed anywhere inside the home (including garage).**

**Drive-by Directions:** This property is currently occupied, so please do not enter upon the property at any time.

**Directions from Ft. Wainwright front gate:** Turn left (north) onto the Steese, then Right at the next light onto 3rd avenue. First right onto Eagle, Left on Bentley, then first Right on Bentley (this is not a typo, its a "loop") home is just a few down on the right. Look for the "For Rent" sign on the tree in the front yard.

**Income Requirements:** Applicant must GROSS (before taxes are taken out) at least \$3885/month.

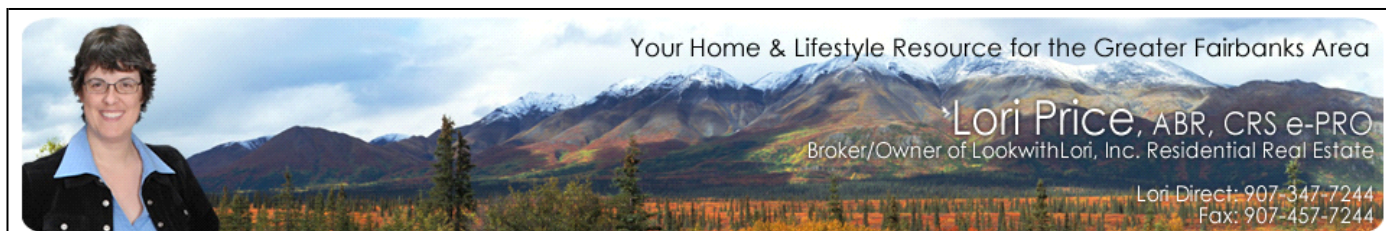
PLEASE NOTE that lease info & rental applications are available after showings via e-mail, by request to [loriprice@lookwithlori.com](mailto:loriprice@lookwithlori.com).

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](mailto: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.

## 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



### Equal Housing Opportunity

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

