

# Improved Property Fact Sheet

\*This needs to be completed in as much detail as possible as it is of importance to a potential buyer.

LEGAL: Wood River Heights Subd. Block 1, Lot 8, SIZE: 3.65 ac., LAKE/CREEK FRT (apr. feet): \_\_\_\_\_

TAX ACCOUNT #: NO TAXING DISTRICT (Mandatory) TAXES (Yearly): \$ 0 20 \_\_\_\_\_ year

EXISTING LOANS: Assumable  Non Assumable  N/A  
1st D/T (approx. bal. \$ \_\_\_\_\_, monthly pmt \$ \_\_\_\_\_ including % rate \_\_\_\_\_)  
2nd D/T (approx. bal. \$ \_\_\_\_\_, monthly pmt \$ \_\_\_\_\_ including % rate \_\_\_\_\_)

ANY LIENS (recorded or unrecorded) or any payoffs to be made: NONE TO OUR KNOWLEDGE

ZONING: Unzoned or Unrestricted or ..... (explain) \_\_\_\_\_

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) \_\_\_\_\_

(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ 0 COVENANTS MAY PROVIDE FOR ASSESSMENT - SEE COVENANTS

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or ..... NOT TO OUR KNOWLEDGE  
WATER FRONT LEVELS CHANGE SEASONALLY

FUEL TANK(S) Or Hazardous Waste: \_\_\_\_\_ Are you aware of any fuel spills? \_\_\_\_\_  
 Above ground  Under ground Size \_\_\_\_\_ Age \_\_\_\_\_

TREES: \_\_\_\_\_, VIEWS: \_\_\_\_\_, OTHER AMENITIES: \_\_\_\_\_

ACCESS: (road or..) \_\_\_\_\_, MAINTAINED: \_\_\_\_\_, LEGAL TRAIL ACC.: \_\_\_\_\_

HOW TO LOCATE (explain): \_\_\_\_\_

FLY IN ONLY: \_\_\_\_\_, BOAT ACCESS: \_\_\_\_\_, ATV, SNOWMACHINE ACCESS: \_\_\_\_\_

UTILITIES: Public Sewer NO, Private Septic System Yes, (DEC approved); Yes \_\_\_\_\_, No \_\_\_\_\_ Outhouse on site: NO

Propane Lights NO, 110 Lights Yes, 12 Volt Lights \_\_\_\_\_, Solar Panel \_\_\_\_\_, Other \_\_\_\_\_

Generator NO, KW \_\_\_\_\_, Diesel \_\_\_\_\_, Gas \_\_\_\_\_ Type of heat: Wood Stove, Monitor, etc. \_\_\_\_\_

WELL: Yes or OTHER SOURCE OF WATER, \_\_\_\_\_ ELECTRIC? Yes : How Far? \_\_\_\_\_

TELEPHONE AVAILABLE: Yes, How Far \_\_\_\_\_, Natural Gas \_\_\_\_\_, How Far \_\_\_\_\_

Cell: \_\_\_\_\_, Internet: \_\_\_\_\_, TV: \_\_\_\_\_, Satellite Dish, TV or Internet, \_\_\_\_\_

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: \_\_\_\_\_

IMPROVEMENT(S): Main Building Size: \_\_\_\_\_ sq. ft., Two Story or Loft (circle one) Size \_\_\_\_\_

Year Built 1984, Bedrooms, 5, Bathrooms, 3

2<sup>nd</sup> Building: GARAGE sq. ft. \_\_\_\_\_, Two Story or \_\_\_\_\_ Year Built 1984

Bedrooms, \_\_\_\_\_, Bathrooms, \_\_\_\_\_

3<sup>rd</sup> Building: SAUNA + HOT TUB sq. ft. \_\_\_\_\_, Two Story or \_\_\_\_\_ Year Built 1984

Outbuilding (describe): \_\_\_\_\_ sq. ft. \_\_\_\_\_ Year Built \_\_\_\_\_

Type of Foundation:  Treated Wood  Untreated Wood  Concrete/Blocks  Other \_\_\_\_\_

Type of Roof: Metal

Materials used to build cabin, roofing material and any other "Pertinent" information regarding the cabin (s) that a Buyer would want to know.

\_\_\_\_\_  
\_\_\_\_\_

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. Electric; Stove, REFRIG, Freezer, DW, MICRO WAVE

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : \_\_\_\_\_

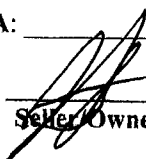
\_\_\_\_\_  
\_\_\_\_\_

General Condition of Improvements: \_\_\_\_\_

\_\_\_\_\_

SPECIES OF FISH AND GAME IN THE AREA: \_\_\_\_\_

This information is to the best of my knowledge: \_\_\_\_\_

  
Seller/Owner(s)

Please draw a floor plan of your cabin, layout of Bldgs. & other pertinent facts a Buyer should know about property. (use back of page)

OTHER PERTINENT FACTS (POSITIVE OR NEGATIVE) A BUYER SHOULD KNOW ABOUT YOUR PROPERTY. i.e. Avalanches, Erosion, Access Problems or other natural Hazards. (Should you need more room for any explanation please write on back).