

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: VSS 4585, 1/6-A & L7A LOT 6-A, SIZE: 5.34 ACRES, LAKE/CREEK FRT (appr. feet): 392'

TAX ACCOUNT #: 536920000L006-A (Mandatory) TAXES (Yearly): \$ 713.56 20 15 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: N/A

ZONING: Unzoned or Unrestricted or (explain) 0021

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

N/A

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

PROPERTY Owners Assoc.: Yearly Fee; \$ N/A

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or N/A

FUEL TANK(S) Or Hazardous Waste: 3 FUEL TANKS Are you aware of any fuel spills? NO

Above ground Under ground Size 1-1000, 1-500, 1-250 Age VARIOUS

TREES: YES, VIEWS: LAKE, ISLAND, OTHER AMENITIES: 50' PLASTIC DOCK

ACCESS: (road or..) FLOAT PLANE, MOUNTAINS, MAINTAINED: N/A, LEGAL TRAIL ACC.: N/A

HOW TO LOCATE (explain): SEE MAP

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

UTILITIES: Public Sewer N/A, Private Septic System N/A, (DEC approved); Yes _____, No Outhouse on site:

Propane Lights , 110 Lights , 12 Volt Lights , Solar Panel , Other 3300 WATT SOLAR PANELS TRACKER, LG BATTERY BANK

Generator NORTHERN LIGHTS, KW 6, Diesel , Gas _____ Type of heat: WOOD STOVE, OIL STOVE, 4 MONITORS INCLUDING SHOP

WELL: NO or OTHER SOURCE OF WATER, LAKE ELECTRIC? YES, PUMPED
DDT OF LAKE: How Far? 100'+

TELEPHONE AVAILABLE: YES, How Far N/A, Natural Gas N/A, How Far N/A

Cell: YES, Internet: YES, TV: YES, Satellite Dish, TV or Internet, BOTH

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: N/A

IMPROVEMENT(S): Main Building Size: 1832'± sq. ft., Two Story or Loft (circle one) Size N/A

Year Built VARIOUS, Bedrooms, 2, ^{EASILY} SLEEPS 8, Bathrooms, 2 w/SHOWERS & SINKS

2nd Building : _____ sq. ft. _____, Two Story or _____ Year Built _____

Bedrooms, _____, Bathrooms, _____

3rd Building : _____ sq. ft. _____, Two Story or _____ Year Built _____

Outbuilding (describe): SHOP & GENERATOR BLDG 336'±
GAS SHED @ LAKE sq. ft. 100'± Year Built VARIOUS

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks' Other _____

Type of Roof: STEEL ROOFING ALL BUILDINGS

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

WOOD FRAMED BLDGS, 3 TREE DECKS w/ CEDAR RAILINGS, SMOKE HOUSE,

250 GAL OUTDOOR WATER TANK, 300 GAL INDOOR WATER TANK, EXTENSIVE OUTDOOR LIGHTING ON ALL BUILDINGS,

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. PROPANE 4 BURNER COOK STOVE & OVEN, ELECTRICAL

FRIDGE/FREEZER, ELECT DEEP FREEZER, ELECT WASHER, PROPANE DRYER, 2 ON DEMAND PROP WATER HEATERS,

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : 3 SNOWMACHINES w/ FULL SLEDS,

6 WHEELER w/ TRAILER, CANOE, 3 SKI FIS - 2 w/ 4 STROKE ENGS, 2 LG FLAT SCREEN TVS, 2 - 400W INVERTERS, LOG

SPLITTER, MANY TOOLS, FUEL SLED, FULLY FURNISHED w/ PERSONAL EXCEPTIONS. QUEEN SIZE BED & KING SIZE
TEMPERPEDIC BEDS BUILT IN BUNK BEDS, BARBECUE

General Condition of Improvements: GENERALLY EXCELLENT

SPECIES OF FISH AND GAME IN THE AREA: LAKE TROUT, BOURBOT, GRAYLING, WHITEFISH. CARIBOU, MOOSE,
LYNK, BEAR, WOLVES, ETC.

This information is to the best of my knowledge: R. Ralley
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).