

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: STEPHENKIE S.D.# 2 LOT 90 SIZE: 39,560 SF, LAKE/CREEK FRT(apr. feet): _____

TAX ACCOUNT #: 06553029 (Mandatory) TAXES (Yearly): \$ 3,053 20 12 year

EXISTING LOANS: Assumable Non Assumable

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

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; \$ 75

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

FUEL TANK(S) Or Hazardous Waste: NONE 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 _____, Private Septic System , (DEC approved); Yes _____, No Outhouse on site: _____

Propane Lights _____, 110 Lights , 12 Volt Lights _____, Solar Panel _____, Other NATURAL GAS

Generator _____, KW _____, Diesel _____, Gas _____ Type of heat: Wood Stove, Monitor, etc. IN-FLOOR RADIANT

WELL: X(2) or OTHER SOURCE OF WATER, _____ ELECTRIC? _____ : How Far? _____

TELEPHONE AVAILABLE: X, How Far _____, Natural Gas X, How Far _____

Cell: X, Internet: X, TV: X, Satellite Dish, TV or Internet, X

RESTRICTCTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: RIVER RESTRICTION OF 50HP

IMPROVEMENT(S): Main Building Size: 1,300 sq. ft., Two Story or Loft (circle one) Size _____

Year Built 1998, Bedrooms, 2, Bathrooms, 1

2nd Building : 36 x 36 sq. ft. _____, Two Story or _____ Year Built 1996

Bedrooms, _____, Bathrooms, _____

3rd Building : 20 x 24 sq. ft. _____, Two Story or _____ Year Built 1996

Outbuilding (describe): _____ sq. ft. _____ Year Built _____

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks Other POURED CONCRETE ²⁰⁰⁹

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.

3-SIDED LOG INSIDE FURRED IN SHEET ROCK OR COTTON WOOD PANELING, FOAM INSULATION

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. _____

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: Stelen M. Olson
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).