

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: Iwanoff Bay Shoreline, SIZE: Lot 1, LAKE/CREEK FRT (apr. feet): 50 ft

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ 0 20 _____ 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: NO

ZONING: Unzoned or Unrestricted or (explain) _____

BUYER WARRANTIES: Improvements are not encroaching on any neighboring property or are built across property lines and any setbacks for improvements, septic, well, etc. are in compliance with State, Borough or City regulations.

Explain if necessary _____

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; \$ _____

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or _____

FUEL TANK(S) Or Hazardous Waste: 250 gallon oil Tank Are you aware of any fuel spills? NO

Above ground Under ground Size _____ Age _____

TREES: NO, VIEWS: Bay views, OTHER AMENITIES: _____

LEGAL ACCESS: (road or..) road and path MAINTAINED: yes, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): _____

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

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

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

Generator _____, KW _____, Diesel _____, Gas _____ Type of heat: Wood Stove, Monitor, etc. _____

WELL: _____ or OTHER SOURCE OF WATER, creek-rain ELECTRIC? Generator : How Far? _____

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

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

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: None

IMPROVEMENT(S): Main Building Size: _____ sq. ft., Two Story or Loft (circle one) Size 3 story:

Year Built 1995, Bedrooms, 2, Bathrooms, 1

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

Bedrooms, _____, Bathrooms, _____

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

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

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks Other PVC coated steel pilings

Roof (Metal, Asphalt or): metal Insulation (Floor, Ceiling, Walls) 8 inch all around

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

Pre fab house 8 inch insulation

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. fridge, stove,

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

General Condition of Improvements: Overall condition is in good shape

SPECIES OF FISH AND GAME IN THE AREA: Moose, wolves, fox, rabbits, land otters, ducks, clams, Crow, Ptarmigan, mallards, grizzly bears, wolverines, Lynx

This information is to the best of my knowledge and is/will be provided to assist a potential Buyer

[Signature]
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).