

# 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: Lots 6 & 9 Gulikana, SIZE: Approx 2 1/2 LAKE/CREEK FRT (appr. feet): 380 ft  
River Estates  
TAX ACCOUNT #: None (Mandatory) TAXES (Yearly): \$ 0 20 year

EXISTING LOANS: Assumable ☐ Non Assumable ☐ None

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) unknown

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) \_\_\_\_\_

none  
(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ 0

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

FUEL TANK(S) Or Hazardous Waste: 500 Gal Propane - Propane tank is leased  
Are you aware of any fuel spills? none

☒ Above ground ☐ Under ground Size \_\_\_\_\_ Age 5 yrs.

TREES: lots, VIEWS: River + Mountains, OTHER AMENITIES: \_\_\_\_\_

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

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

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

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

Propane Lights yes, 110 Lights X, 12 Volt Lights \_\_\_\_\_, Solar Panel \_\_\_\_\_, Other \_\_\_\_\_

Generator Yamaha, KW 6.5, Diesel \_\_\_\_\_, Gas X Type of heat: Wood Stove, Monitor, etc. wood stove & propane furnace

WELL: \_\_\_\_\_ or OTHER SOURCE OF WATER Storage Tank ELECTRIC? CVEE : How Far? \_\_\_\_\_

TELEPHONE AVAILABLE: Fixed line & cell, How Far in house, Natural Gas \_\_\_\_\_, How Far \_\_\_\_\_

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

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

IMPROVEMENT(S): Main Building Size: Approx 360 sq ft, Two Story or Loft (circle one) Size 18" Pony wall Approx 432 sq ft

Year Built 2000, Bedrooms 1, Bathrooms NEW, 3/4 Bath Tower - Approx 240 sq ft

out building Garage, 2nd Building: 24' x 24', sq ft 576, Two Story or \_\_\_\_\_ Year Built 2019

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

3rd Building: \_\_\_\_\_ sq ft \_\_\_\_\_, Two Story or \_\_\_\_\_ Year Built \_\_\_\_\_

Outbuilding (describe): 40' donex Green houses & wood shed Year Built \_\_\_\_\_

Type of Foundation: ☐ Treated Wood ☐ Untreated Wood ☐ Concrete/Blocks ☐ Other pillings

Roof (Metal/Asphalt or): \_\_\_\_\_ Insulation (Floor, Ceiling, Walls) \_\_\_\_\_

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

2" x 6" R-24 insulated walls - 12" Floor thickness  
R-24 Insulation - Triple Pane ARGON Filled Windows -

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

Refrigerator

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

General Condition of Improvements: good

SPECIES OF FISH AND GAME IN THE AREA: Very Abundant -

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

[Signature] Seller/Owner(s) [Signature]

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).

REMOTE PROPERTIES LLC