

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: USS 3497 Lt23, SIZE: 4.81ac, LAKE/CREEK FRT (apr. feet): yes

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ 1098 20 22 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: _____

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) _____

See Plat

(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 No

FUEL TANK(S) Or Hazardous Waste: 2ea 300gal Are you aware of any fuel spills? _____

Above ground Under ground Size _____ Age Apr. 8-10 years

TREES: yes, VIEWS: yes, OTHER AMENITIES: _____

LEGAL ACCESS: (road or..) Lake, MAINTAINED: _____, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): See Map

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 _____

Generator , KW 3500, Diesel _____, Gas Type of heat: Wood Stove, Monitor, etc.

WELL: _____ or OTHER SOURCE OF WATER, Lake ELECTRIC? Gen : How Far? _____

TELEPHONE AVAILABLE: Cell, 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: 30x60 sq. ft., Two Story or Loft (circle one) Size 1 Story

Year Built 2005, Bedrooms, 2, Bathrooms, 1

2nd Building: Guest Bldg sq. ft. 1800, Two Story or 1 Year Built 2000

Bedrooms, _____, Bathrooms, _____

3rd Building: Shop sq. ft. 300, Two Story or 1 Year Built 2000

Outbuilding (describe): Steam House (2) 1 unit sq. ft. 12x16 + 8x8 Year Built 2000

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

Type of Roof: Metal ^{Crib}

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 Included in the Sale: Stove, Propane or Gas, etc. Prop. Ref. El. Fridg.

2 Prop. Rages

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: All native Fish + Game for area

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