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:Lakina Sudivision	_				_
TAX ACCOUNT #:N	/A	(Mandatory)	TAXES (Yearly	y): \$N/A	20
EXISTING LOANS: Assumable					
1st D/T (approx. bal. \$, monthly pmt	\$	including % rate	ė
2nd D/T (approx. bal. \$, monthly pmt	\$	_including % rat	e
ANY LIENS (recorded or unreco	rded) or any payoffs to be 1	made:			
ZONING: Unzoned or Unrestric	ted or (explain)				
SELLER WARRANTS: Improv and any setbacks for it	ements are not encroaching nprovements, septic, well, e				
Explain if necessary					
PROPERTY Owners Assoc.: Ye			ooded or		
FUEL TANK(S) Or Hazardous V	Vaste:	Are	e you aware of any	fuel spills?	
Above ground	Under ground Size		Age		
TREES:, V	IEWS:Yes	, OTHER AME	ENITIES:		
LEGAL ACCESS: (road or)	, MAINTAINED: _	,]	LEGAL TRAIL:	with coven	ant
HOW TO LOCATE (explain): _	Mile 46 McCarthy Rd				
FLY IN ONLY:,	BOAT ACCESS:Yes	, ATV, SNOV	VMACHINE ACC	CESS:Y	Yes
UTILITIES: Public Sewer	_, Private Septic System	, (DEC appro	oved); Yes,	No Outhous	se on site:Yes
Propane Lights _Yes, 110 Lig	htsYes, 12 Volt Lights	, Solar I	Panel _Yes, O	ther	
Generator, KW	Diesel, Gas	Type of heat:	Wood Stove, Mo	nitor	

WELL:or C	THER SOURCE OF W	VATER,Cis	stern ELECTRIC? _	Yes: Hov	v Far?
TELEPHONE AVAIL	ABLE: _Yes,	How Far	, Natural Gas	3	_, How Far
Cell:Yes, In	nternet: Yes – Fiber 202	, TV:	, Satellite Dish	, TV or Internet	· ,
RESTRICTIONS: On	Motor Boats (HP), Tin	ne restrictions,	etc. Please explain:	_10 hp	
IMPROVEMENT(S):	Main Building Size:	_1200	sq. ft., Two Story or Lo	ft (circle one) Siz	ze: Loft 300 sq ft
Year Built1990-2010	, Bedrooms,	2	, Bathrooms,	1	
2 nd Building:	sq. ft		, Two Story or		Year Built
Bedrooms,	, Bathroom	18,			
^{3rd} Building:	sq. ft		, Two Story or		Year Built
Outbuilding (describe)	:Shed	sq. ft	_120 sq ft	Yea	r Built1985
Type of Foundation:	Treated Wood Unt	reated Wood [Concrete/Blocks	Other Treat	ed wood
would want to know.					
Other Items included in Sa					
eral Condition of Improve	nents:Great				
CCIES OF FISH AND GAM	IE IN THE AREA:	Salmon,	Moose, Bear		
s information is to the best	of my knowledge and is	/will be provide	ed to assist a potential E	Buyer	
Jame	es Kreblin				
	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).