

Keyes Point Subdivision Block 12 - Lot 6

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: Block 12 - Lot #6, SIZE: 2.5 AC, LAKE/CREEK FRT (appr. feet): 200' LAKE

TAX ACCOUNT #: NO TAXES (Mandatory) TAXES (Yearly): \$ 395.00 HOA FEE 20 year

EXISTING LOANS: Assumable ☐ Non Assumable ☐ NO LOANS

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 NO ENCROACHMENTS

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) 395.00 Yearly FEE - CONTACT: ROY BRILEY Prop. Mng. Anc. AK
(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ 395.00

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or NO Flooding.

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

☒ Above ground ☐ Under ground Size Approx. 1100 sq^{ft} Age Built 2022

TREES: yes, VIEWS: Amazing, OTHER AMENITIES: Outhouse

LEGAL ACCESS: (road or..) Private, MAINTAINED: yes, LEGAL TRAIL ACC.: Bay Road

HOW TO LOCATE (explain): FLY WEST FROM ANC. approx 120 Air miles

FLY IN ONLY: yes, BOAT ACCESS: NO, not Really But You could., ATV, SNOWMACHINE ACCESS: NO

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

Propane Lights NO, 110 Lights yes, 12 Volt Lights yes, Solar Panel NO, Other _____

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

WELL: NO or OTHER SOURCE OF WATER, Big Lake ELECTRIC? yes : How Far? 100 FT to Lake

TELEPHONE AVAILABLE: Starlink, How Far _____, Natural Gas NO, How Far _____

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

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: Federal Nat. Park laws Apply

IMPROVEMENT(S): Main Building Size: 1100 sq. ft. Two Story or Loft (circle one) Size 1.5 story

Year Built 2022, Bedrooms, 2, Bathrooms, 1

2nd Building : 200 sq. ft. _____, Two Story or 1 Year Built 2022

Bedrooms, X, Bathrooms, X

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

Outbuilding (describe): Out house sq. ft. Enough To sit in Year Built 2022

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

Roof (Metal, Asphalt or): _____ Insulation (Floor, Ceiling, Walls) Foam insul.

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

Top quality materials: Anderson 400's doors windows
50 year metal Rip roof. Post Beam Const.

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. None

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

General Condition of Improvements: 100%

SPECIES OF FISH AND GAME IN THE AREA: Salmon: All 5 spec, Lake Trout, Pike, Bowboat

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).

REMOTE PROPERTIES LLC