

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: SURVEY 6874, SIZE: 5 ACRES, LAKE/CREEK FRT(apr. feet): RIVER

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

ZONING: Unzoned or Unrestricted or (explain) _____

BUYER WARRANTS: 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: _____ Are you aware of any fuel spills? _____

Above ground Under ground Size _____ Age _____

TREES: YES, VIEWS: YES, OTHER AMENITIES: _____

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

HOW TO LOCATE (explain): GPS COORDINATES

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

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

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

Generator 2, KW _____, Diesel _____, Gas _____ Type of heat: Wood Stove, Monitor, etc. WOOD

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

TELEPHONE AVAILABLE: SAT PHONE, 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: 1200 sq. ft., Two Story or Loft (circle one) Size 2

Year Built 1993, Bedrooms, 3, Bathrooms, 1

2nd Building : 12 X 15 LOG CABIN 1 ROOM sq. ft., Two Story or _____ Year Built _____

Bedrooms, _____, Bathrooms, _____

3rd Building : 10 X 10 METAL SHED wood metal roof sq. ft., Two Story or _____ Year Built _____

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

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

Roof (Metal, Asphalt or): METAL Insulation (Floor, Ceiling, Walls) 2X6 WALLS

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

T1-11 SIDING INSULATED 2X6 WALL CONSTRUCTION

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. PROPANE STOVE/OVEN AND FRIG

FRIG HAS FREEZER AND THERE IS ALSO A SMALL ELEC ICE MAKER

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

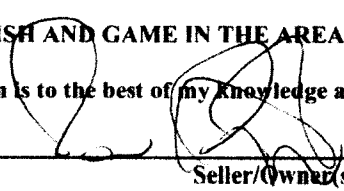
SEE MAUNELUK PROPERTY EXTRAS

SEE ALSO CABIN FLOOR PLAN ATTACHED

General Condition of Improvements: VERY WELL MAINTAINED

SPECIES OF FISH AND GAME IN THE AREA: CHAR, Grayling, Shree, Lake Trout, Chum Salmon

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


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).