

## 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: LOT 7 RASPBERRY STREET SIZE: 5.0 AC, LAKE/CREEK FRT (appr. feet): \_\_\_\_\_

TAX ACCOUNT #: \_\_\_\_\_ (Mandatory) TAXES (Yearly): \$ 2,980 2025  
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: NIL

ZONING: Unzoned or Unrestricted or ..... (explain) \_\_\_\_\_

SELLER 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) \_\_\_\_\_

(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ NIL

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

FUEL TANK(S) Or Hazardous Waste: \_\_\_\_\_ Are you aware of any fuel spills? NIL

☐ Above ground ☐ Under ground Size \_\_\_\_\_ Age \_\_\_\_\_

TREES: ✓, VIEWS: ✓, OTHER AMENITIES: \_\_\_\_\_

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

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

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 IN VENTER

Generator 2 11+3 KW \_\_\_\_\_, Diesel ✓, Gas ✓ Type of heat: Wood Stove, Monitor, etc. OIL DRIP

*PIPED. GOOD PROSPECTS*

WELL: \_\_\_\_\_ or OTHER SOURCE OF WATER, \_\_\_\_\_ ELECTRIC? \_\_\_\_\_: How Far? \_\_\_\_\_

TELEPHONE AVAILABLE: \_\_\_\_\_, How Far \_\_\_\_\_, Natural Gas \_\_\_\_\_, How Far \_\_\_\_\_

Cell: \_\_\_\_\_, Internet: STELLINK, TV: \_\_\_\_\_, Satellite Dish, TV or Internet, ☒

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: \_\_\_\_\_

IMPROVEMENT(S): Main Building Size: \_\_\_\_\_ sq. ft., Two Story or Loft (circle one) Size \_\_\_\_\_

Year Built 1999, Bedrooms, 4, Bathrooms, 1

2<sup>nd</sup> Building: \_\_\_\_\_ sq. ft., Two Story or SINGLE Year Built 1999

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

3<sup>rd</sup> Building: \_\_\_\_\_ 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): \_\_\_\_\_ 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.

CEMENT/PINE/SPALUS

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. \_\_\_\_\_

PROPANE STOVE, FRIDGE. ALL OTHER ELECTRIC

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

23 FT LANDING CRAFT TWIN 200 HP  
12 FT INFLATABLE. NEW SHIP WITH 80 HP. LONG 16 FT

General Condition of Improvements: \_\_\_\_\_

SPECIES OF FISH AND GAME IN THE AREA: COD, PINK KING. ELK DEER BEAR

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)