

# 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: ASLS 81-069, SIZE: 4.68 acres, LAKE/CREEK FRT (apr. feet): 500 ft

TAX ACCOUNT #: 523320000000 (Mandatory) TAXES (Yearly): \$ 533.22 20 21 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) \_\_\_\_\_

(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: forested area, VIEWS: yes, creek, forest mountains, OTHER AMENITIES: \_\_\_\_\_

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

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

FLY IN ONLY: X, BOAT ACCESS: X, ATV, SNOWMACHINE ACCESS: X

UTILITIES: Public Sewer \_\_\_\_\_, Private Septic System \_\_\_\_\_, (DEC approved); Yes \_\_\_\_\_, No \_\_\_\_\_ Outhouse on site: X

Propane Lights X, 110 Lights X?, 12 Volt Lights \_\_\_\_\_, Solar Panel \_\_\_\_\_, Other \_\_\_\_\_

Generator \_\_\_\_\_, KW \_\_\_\_\_, Diesel \_\_\_\_\_, Gas \_\_\_\_\_ Type of heat: Wood Stove, Monitor, etc. Propane heaters  
unknown

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

TELEPHONE AVAILABLE: No, 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: 24' x 26' 624 sq ft sq. ft., Two Story or Loft (circle one) Size 24' x 14' 336 sq ft

Year Built 2002, Bedrooms, 2, Bathrooms, 1 (framed out)

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

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

3<sup>rd</sup> Building : \_\_\_\_\_ sq. ft. \_\_\_\_\_, Two Story or \_\_\_\_\_ Year Built \_\_\_\_\_

Outbuilding (describe): Generator shed sq. ft. \_\_\_\_\_ Year Built 1999

Type of Foundation:  Treated Wood  Untreated Wood  Concrete/Blocks (sonotube foundation)  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.

sonotube foundation/cement; wood frame; OSB plywood sheathing; interior wood siding; metal deck roofing; insulation

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. convertal propane stove, Vermont soapstone wood burning stove (wasn't installed but in the cabin)

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

Two beds (green/full); leather loveseat sofa, picnic table, outdoor chairs, tractor on site (unknown if runs); generator (unknown if working)

General Condition of Improvements: unknown - haven't been to the property in 10+ years.

SPECIES OF FISH AND GAME IN THE AREA: silver salmon, reds/kings, pike

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).