

# 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: Quiet Fox Subdivision Lot 1, SIZE: 1.79 ACRES, LAKE/CREEK FRT (apr. feet): ALEXANDER CREEK 181 FT

TAX ACCOUNT #: 52101000L001 (Mandatory) TAXES (Yearly): \$ 642.<sup>95</sup>/<sub>100</sub> 20 18 year

EXISTING LOANS: Assumable  Non Assumable   
N/A 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: NONE

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

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; \$ N/A

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

FUEL TANK(S) Or Hazardous Waste: NONE Are you aware of any fuel spills? NO  
 Above ground  Under ground Size \_\_\_\_\_ Age \_\_\_\_\_

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

ACCESS: (road or..) \_\_\_\_\_, MAINTAINED: \_\_\_\_\_, LEGAL TRAIL ACC.: \_\_\_\_\_  
HOW TO LOCATE (explain): 1 MILE UPSTREAM FROM MOUTH OF ALEXANDER CREEK ON EAST SHORE OF CREEK

FLY IN ONLY: YES, BOAT ACCESS: YES, ~~ATV~~ SNOWMACHINE ACCESS: YES COULD ATV AFTER FROZE UP

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

Propane Lights NO, 110 Lights YES, 12 Volt Lights NO, Solar Panel NO, Other \_\_\_\_\_

Generator 2, KW 10 KW, Diesel YES, Gas NO Type of heat: Wood Stove, Monitor, etc. \_\_\_\_\_  
NEW 10K GENERATOR INSTALLED 2012 AND HAS APPROX. 400 HRS. ON IT.

WELL: YES or OTHER SOURCE OF WATER, \_\_\_\_\_ ELECTRIC? W/GENERATOR : How Far? \_\_\_\_\_

TELEPHONE AVAILABLE: NO, How Far \_\_\_\_\_, Natural Gas NO, How Far \_\_\_\_\_

Cell: NO, Internet: NO, TV: YES W/ANTENNAE, Satellite Dish, TV or Internet, AS NEIGHBORS HAVE  
CON BE INSTALLED  
INTERNET

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: NO

IMPROVEMENT(S): Main Building Size: 720 sq. ft., Two Story or Loft (circle one) Size 360

Year Built GUES 1980 UNKNOWN, Bedrooms, 1, Bathrooms, 1

2nd Building: 256 sq. ft. SUPER INSULATED BUNKHOUSE W/ WOOD STOVE, Two-Story or ONE Year Built 98

Bedrooms, 1, Bathrooms, 0

3rd Building: 256 sq. ft. INSULATION SHOP, ONE Two-Story or \_\_\_\_\_ Year Built 98

Outbuilding (describe): WOOD/STORAGE SHED + GENERATOR SHED sq. ft. 16'x16' BOTH Year Built WOOD / 97  
GEN UNITS  
1976?

Type of Foundation:  Treated Wood  Untreated Wood  Concrete/Blocks  Other \_\_\_\_\_

Type of Roof: METAL

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

WORKSHOP & BUNKHOUSE WERE INSULATED AND BUILT AROUND 1997-1998  
1000 GAL PLUS SEPTIC TANK W/ 150' OF DRAIN TILE INSTALLED EST. 2008

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. WASHER / ELECTRIC DRYER, GAS

PROPANE FRIDGE, PROPANE STOVE & OVEN, ELECTRIC FREEZER

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

DISHWARE, LOG SPLITTER, TOOLS, PARTS & SUPPLIES, TV, 1 BOAT

(FISHING RODS & TACKLE TO STAY W/SELLER)

General Condition of Improvements: BUILDINGS ARE SOLID, A FEW SPOTS COULD USE PAINT

AND A FEW STEPS TO BEACH ARE BEING REPLACED

SPECIES OF FISH AND GAME IN THE AREA: SILVERS, KINGS, RAINBOWS, FOX, MOOSE, BEAR +  
BROWN BEARS, DUCKS

This information is to the best of my knowledge: [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).