

# Improved Property Fact Sheet

LAKE FRONT  
CREEK BACK

TRACT X+Y

\*This needs to be completed in as much detail as possible as it is of importance to a potential buyer.

LEGAL: ASLS 72-0711, SIZE: 10 ACRES, LAKE/CREEK FRT (apr. feet): 800'

TAX ACCOUNT #: 6505000700X (Mandatory) TAXES (Yearly): \$ 662 20 21 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: N/A

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 ..... ON RIDGE -  
Above lake/creek level

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

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

TREES: \_\_\_\_\_, VIEWS: AK RANGE IN BACK, OTHER AMENITIES: \_\_\_\_\_

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

HOW TO LOCATE (explain): MILE 3.4 of Petersville Rd - 2.5 miles South  
ON TRAIL

FLY IN ONLY: \_\_\_\_\_, BOAT ACCESS: \_\_\_\_\_, ATV, SNOWMACHINE ACCESS: YES

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

Propane Lights Yes - 2, 110 Lights \_\_\_\_\_, 12 Volt Lights \_\_\_\_\_, Solar Panel \_\_\_\_\_, Other \_\_\_\_\_

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

SPRING AT HEAD OF LAKE

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

TELEPHONE AVAILABLE: \_\_\_\_\_, 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: 14 x 20 sq. ft., Two Story or (Loft) (circle one) Size 1/2 Loft

Year Built 2006, Bedrooms, \_\_\_\_\_, Bathrooms, \_\_\_\_\_

2<sup>nd</sup> Building: Tool Shed sq. ft. 8 x 12, Two Story or \_\_\_\_\_ Year Built 2012

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

3<sup>rd</sup> Building: SAUNA sq. ft. 8 x 8, Two Story or \_\_\_\_\_ Year Built 2015

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) YES

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

\_\_\_\_\_  
\_\_\_\_\_

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. WOOD STOVE

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

COUCH, RED CHAIR, BED, KITCHEN TABLE

General Condition of Improvements: EXCELLENT

SPECIES OF FISH AND GAME IN THE AREA: PIKE IN LAKE, BEAVERS, MOOSE, BEAR

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

DAA

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).