

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: See attached, SIZE: 1.49 acre, LAKE/CREEK FRT (apr. feet): _____

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: none

ZONING: Unzoned or Unrestricted or (explain) none

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) _____

none

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

PROPERTY Owners Assoc.: Yearly Fee; \$ none

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or none

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

Above ground Under ground Size _____ Age _____

TREES: _____, VIEWS: _____, OTHER AMENITIES: Dock -

ACCESS: (road or..) Water/Air, MAINTAINED: no road, LEGAL TRAIL ACC.: no trail

HOW TO LOCATE (explain): Google

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 10 6, KW , Diesel _____, Gas _____ Type of heat: Wood Stove, Monitor, etc. Both

JK

WELL: NO or OTHER SOURCE OF WATER, ground rain ELECTRIC? no : How Far? _____

TELEPHONE AVAILABLE: cell, How Far _____, Natural Gas _____, How Far _____

Cell: yes, Internet: yes, TV: yes, Satellite Dish, TV or Internet, Satellite

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

IMPROVEMENT(S): Main Building Size: 24 x 32 Story - 2 sq. ft., Two Story or Loft (circle one) Size _____

Year Built 1987, Bedrooms, 1, Bathrooms, 1

2nd Building: 20 x 36 sq. ft. Two Story or _____ Year Built 2006

Bedrooms, 3, Bathrooms, 1 Loft - 8 Beds

3rd Building: 16 x 28 sq. ft. 2 Bed. Two Story or Loft - 4 beds Year Built 2002

shop Outbuilding (describe): 32 x 54 sq. ft. Year Built 1947

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks Other Renovated 2008 inquire

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.

Walmenized - treated Lumber foundation, 2x4 / 2x6 construction, metal roofing, inquire for other.

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. propane stoves, refrigerators, oil stoves,

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc.: All furnishings, All Equipment, tools, Generators, supplies, fishing gear, boats + motors (2), 6 wheeler, inquire & see inventory.

General Condition of Improvements: Obtain Inspection Reports

SPECIES OF FISH AND GAME IN THE AREA: 5 species salmon, 32 species rockfish,

This information is to the best of my knowledge: John Ketter halibut, crab, shrimp.
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)

To be supplied.

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).