

# 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: US SURVEY # 5212, SIZE: 2.36 ACRES LAKE/CREEK FRT (apr. feet): \_\_\_\_\_

TAX ACCOUNT #: 405212000L00 (Mandatory) TAXES (Yearly): \$ 331<sup>20</sup> 20 10 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) \_\_\_\_\_

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 ..... \_\_\_\_\_

FUEL TANK(S) Or Hazardous Waste: \_\_\_\_\_ Are you aware of any fuel spills? No

Above ground  Under ground Size 55 GAL. Age \_\_\_\_\_

TREES: FEW, VIEWS: LAKE, MTNS, OTHER AMENITIES: \_\_\_\_\_

ACCESS: (road or..) FLY IN, 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 INVERTER BATTERIES

Generator 2000 WATT? , KW \_\_\_\_\_, Diesel \_\_\_\_\_, Gas  Type of heat: Wood Stove, Monitor, etc. OIL STOVE

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

TELEPHONE AVAILABLE: N/A , How Far N/A , Natural Gas N/A , How Far N/A

Cell: N/A , Internet: N/A , TV: N/A , Satellite Dish, TV or Internet, N/A

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: N/A

IMPROVEMENT(S): Main Building Size: APPROX 20' X 30' sq. ft., Two Story or Loft (circle one) Size \_\_\_\_\_

Year Built \_\_\_\_\_ , Bedrooms, 2 , Bathrooms, \_\_\_\_\_

2<sup>nd</sup> Building : APPROX 360' SQ FT. sq. ft. \_\_\_\_\_ , Two Story or \_\_\_\_\_ Year Built \_\_\_\_\_

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 \_\_\_\_\_

Type of Roof: STEEL ROOF ON PAN ABODE MAIN CABIN. COMPOSITE ON 2ND BLDG.

Materials used to build cabin, roofing material and any other "Pertinent" information regarding the cabin (s) that a Buyer would want to know. MAIN CABIN IS A PAN ABODE STRUCTURE

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. ALL PROPANE EXCEPT LIGHTS & MONITOR HTD

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : ALL ITEMS AT LOCATION WITH EXCEPTION OF A FEW PERSONAL ITEMS.

General Condition of Improvements: GOOD

SPECIES OF FISH AND GAME IN THE AREA: \_\_\_\_\_

This information is to the best of my knowledge: Karen McGarry, Duane McGarry  
Seller/Owner(s)  
X Rebolley

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).