

# 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 87-333, SIZE: <sup>APR.</sup> 12.16 ac., LAKE/CREEK FRT (appr. feet): \_\_\_\_\_

TAX ACCOUNT #: \_\_\_\_\_ (Mandatory) TAXES (Yearly): \$ 0 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 \_\_\_\_\_

N/A

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 .....  
N/A

FUEL TANK(S) Or Hazardous Waste: N/A Are you aware of any fuel spills? No  
 Above ground  Under ground Size \_\_\_\_\_ Age \_\_\_\_\_

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

LEGAL ACCESS: (road or..) \_\_\_\_\_, 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: Yes

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

Generator 3.5, KW \_\_\_\_\_, Diesel , Gas \_\_\_\_\_ Type of fuel: Wood Stove Monitor, etc. \_\_\_\_\_

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

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

Cell: Some, Internet: \_\_\_\_\_, TV: \_\_\_\_\_, Satellite Dish, TV or Internet, \_\_\_\_\_

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: \_\_\_\_\_

IMPROVEMENT(S): Main Building Size: 16x24 (384) sq. ft., Two Story or Loft (circle one) Size Single

Year Built 2014, Bedrooms, 0, Bathrooms, 0

2<sup>nd</sup> Building: 12x16 sq. ft. 384, Two Story or Yes Year Built 2016

Bedrooms, 2, Bathrooms, \_\_\_\_\_

3<sup>rd</sup> Building: 8x12 sq. ft. 192, Two Story or Single Year Built 2017

Outbuilding (describe): 8x8 sq. ft. 64 Year Built 2015

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.

Main Cabin & Bedroom Cabins are insulated, have vinyl flooring, completed, propane heat.

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

Propane Stove, Propane fridge, propane heat

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

General Condition of Improvements: Good

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

This information is to the best of my knowledge: [Signature] 7.2.21 [Signature] 7.20.21  
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).