

# Improved Property Fact Sheet

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

ASLS 75-141 Tr. D

LEGAL: See attached, SIZE: \_\_\_\_\_, LAKE/CREEK FRT (apr. feet): \_\_\_\_\_

TAX ACCOUNT #: 51839000 T00 D (Mandatory) TAXES (Yearly): \$ 268<sup>50</sup> 20 19 year

EXISTING LOANS: Assumable  Non Assumable

none

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) \_\_\_\_\_

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: stove oil barrel Are you aware of any fuel spills? no

Above ground  Under ground Size 30 gal Age ?

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

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

Boat access from Ventura River

HOW TO LOCATE (explain): Lower Fish Lake

no Float plane access - yes

FLY IN ONLY: no, BOAT ACCESS: yes, ATV, SNOWMACHINE ACCESS: yes

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

Propane Lights no, 110 Lights yes, 12 Volt Lights \_\_\_\_\_, Solar Panel no, Other led lights

Generator \_\_\_\_\_, KW \_\_\_\_\_, Diesel \_\_\_\_\_, Gas \_\_\_\_\_ Type of heat: Wood Stove, Monitor, etc. new oil drip  
none - used Honda 2000 to charge batteries

WELL: X or OTHER SOURCE OF WATER, \_\_\_\_\_ ELECTRIC? Generator Inverter How Far? \_\_\_\_\_  
Battery

TELEPHONE AVAILABLE: no, How Far \_\_\_\_\_, Natural Gas propane, How Far \_\_\_\_\_

Cell: No, Internet: no, TV: No, Satellite Dish, TV or Internet, No

RESTRICTCTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: none

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

Year Built unknown, Bedrooms, 1 Loft, Bathrooms, 0

2<sup>nd</sup> Building: \_\_\_\_\_ sq. ft., Two Story or \_\_\_\_\_ Year Built \_\_\_\_\_

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

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

Outbuilding (describe): outhouse sq. ft. \_\_\_\_\_ Year Built \_\_\_\_\_

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.

milled Log, metal roof, New laminant flooring  
deck & docks 3 yrs old, inside shower, recently levelled.  
Being installed

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

Propane stove, new oil heater, LED lights

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

General Condition of Improvements: Excellent

SPECIES OF FISH AND GAME IN THE AREA: fish & game species in the Calce Creek/Fish Lake area

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