

# 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 74-052 Tract B, SIZE: 4.99 Acres, LAKE/CREEK FRT (appr. feet): Approx 300ft

TAX ACCOUNT #: 1139000 TOOB (Mandatory) TAXES (Yearly): \$ 6327.20 21 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: \_\_\_\_\_

ZONING: Unzoned or Unrestricted or ..... (explain) \_\_\_\_\_

BUYER WARRANTIES: 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 ..... \_\_\_\_\_

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

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

TREES: Birch + Spruce, VIEWS: Creek + woods, OTHER AMENITIES: \_\_\_\_\_

LEGAL ACCESS: (road or..) DRIVE SUMMER SNOWMACHINE WINTER MAINTAINED: NO, LEGAL TRAIL ACC.: \_\_\_\_\_

HOW TO LOCATE (explain): DILLWELL Rd. MILE 15.3

FLY IN ONLY: NO, BOAT ACCESS: NO, ATV, SNOWMACHINE ACCESS: YES

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

Propane Lights YES, 110 Lights YES, 12 Volt Lights NO, Solar Panel NO, Other \_\_\_\_\_

Generator YES, KW ?, Diesel NO, Gas YES Type of heat: Wood Stove, Monitor, etc. woodstove

WELL: NO or OTHER SOURCE OF WATER, CRICK ELECTRIC? NO : How Far?     

TELEPHONE AVAILABLE: NO, How Far     , Natural Gas NO, How Far     

Cell: YES, Internet: NO, TV: NO, Satellite Dish, TV or Internet, NO

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

IMPROVEMENT(S): Main Building Size: 480 sq. ft., Two Story or Loft (circle one) Size 480

Year Built 2006, Bedrooms, Top floor, Bathrooms, NO

2nd Building: 324 sq. ft.     , Two Story or Loft Year Built 2010

Bedrooms, Loft, Bathrooms, NO

3rd Building:      sq. ft.     , Two Story or      Year Built     

Outbuilding (describe): Woodshed sq. ft. 100 sq ft Year Built 2006

Type of Foundation:  Treated Wood  Untreated Wood  Concrete/Blocks  Other     

Roof (Metal, Asphalt or): Metal Insulation (Floor, Ceiling, Walls) FLOOR + CEILING

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

8" 3 sided logs

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

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : COUCH, LOUVER SEAT, END TABLE

WOODEN TABLE SEATS 7, KITCHEN COUNTER + CABINETS, 1 KING BED, 2 QUEEN

1 DOUBLE BED, COTS, 2 CHAISE LOUNGES, 6 FT FOLDING TABLE, MISC TOOLS

General Condition of Improvements: EXTRA BUILDING MATERIALS VERY GOOD

SPECIES OF FISH AND GAME IN THE AREA: MOOSE, BEAR, SALMON + TROUT

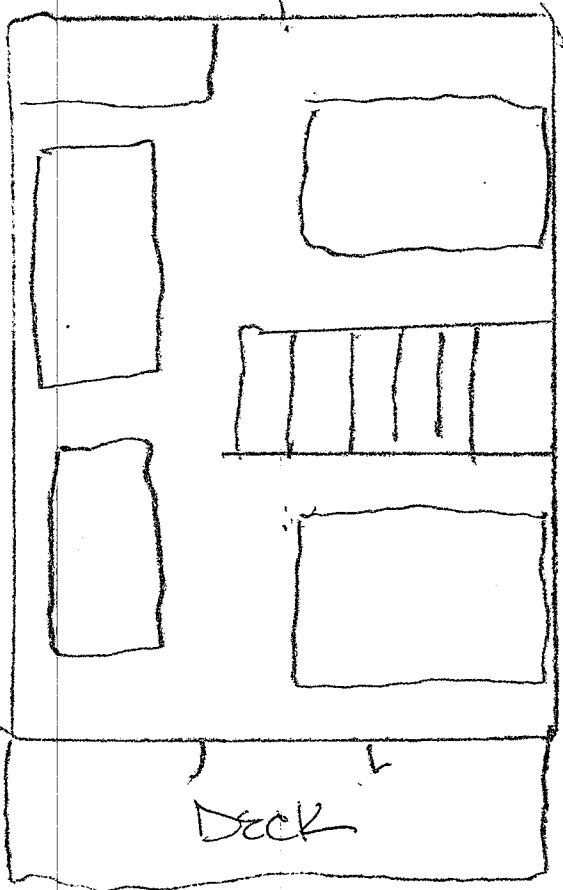
This information is to the best of my knowledge and is/will be provided to assist a potential Buyer

[Signature]  
Debra Lane  
Seller/Owner(s)

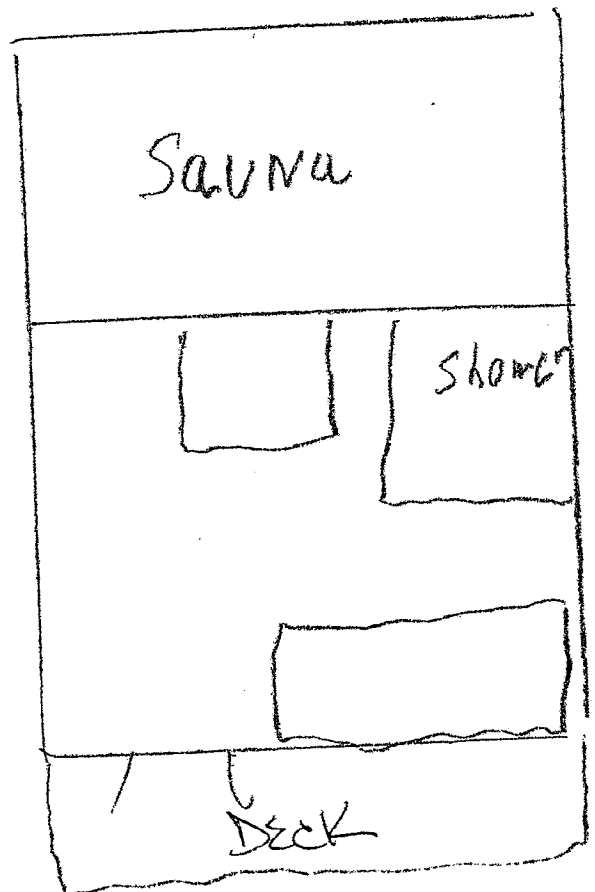
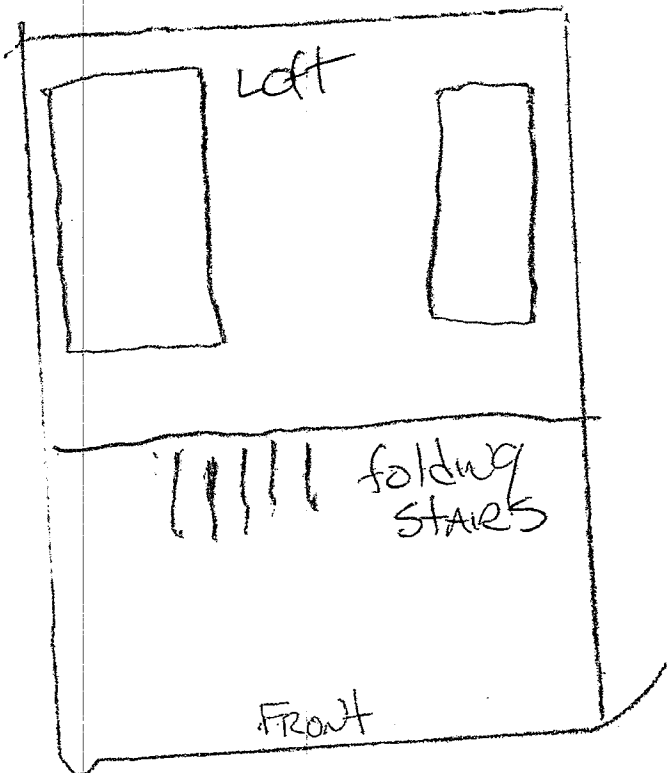
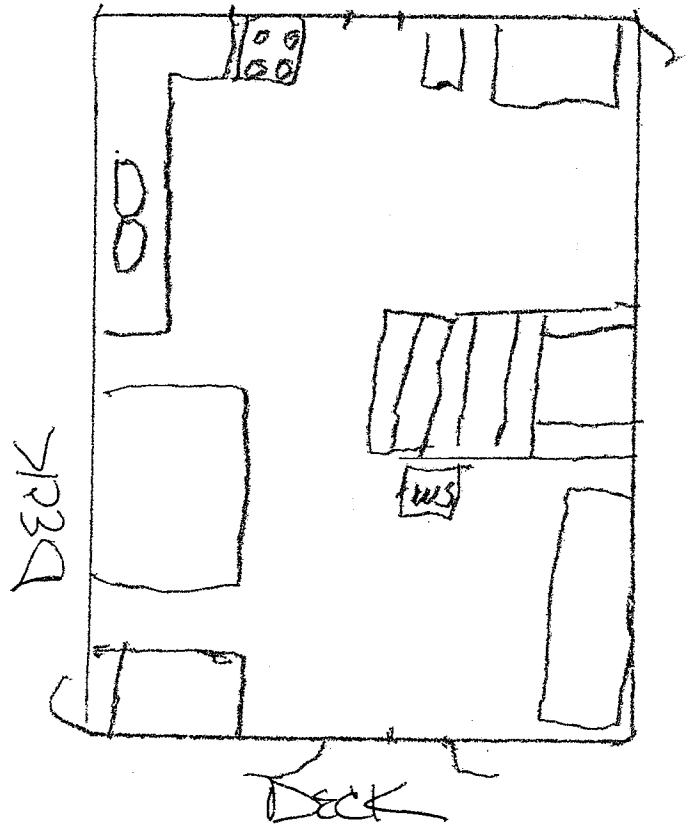
Please draw a floor plan of your cabin, layout of Bldgs. & other pertinent facts a Buyer should know about property. (use back of page)

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).

UPSTAIRS



DECK  
MAIN FLOOR



(OVER)

Drive way

Sauna  
Cabin

Well

Cabin

wood  
shed

1 road