

# 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: U.S. Survey 3989 Lt 5A, SIZE: The per Borough Records, LAKE/CREEK FRT (apr. feet): See Plat

TAX ACCOUNT #: \_\_\_\_\_ (Mandatory) TAXES (Yearly): \$ 1347 20 10 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: \_\_\_\_\_

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; \$ \_\_\_\_\_

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or ..... On occasions

FUEL TANK(S) Or Hazardous Waste: NONE Are you aware of any fuel spills? NO

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

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

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

HOW TO LOCATE (explain): See MAP

FLY IN ONLY: ✓, BOAT ACCESS: ✓, ATV, SNOWMACHINE ACCESS: \_\_\_\_\_

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

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

Generator 2, KW 19.8, Diesel YES, Gas NO Type of heat: Wood Stove Monitor, etc. PROPRANE HEATERS IN CABINS

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

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

Cell: YES, Internet: POSSIBLE, TV: \_\_\_\_\_, Satellite Dish, TV or Internet, AVAILABLE

RESTRITCTIONS: 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 1977, Bedrooms, \_\_\_\_\_, Bathrooms, \_\_\_\_\_

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): \_\_\_\_\_ sq. ft. \_\_\_\_\_ Year Built \_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. PROPRANE STEVE

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

\_\_\_\_\_  
\_\_\_\_\_

General Condition of Improvements: \_\_\_\_\_

\_\_\_\_\_

SPECIES OF FISH AND GAME IN THE AREA: SALMON, TROUT, PIKE, WHITEFISH, DOLLY

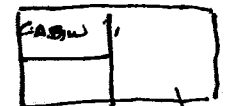
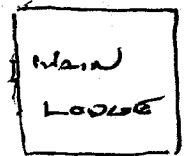
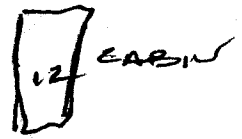
This information is to the best of my knowledge: [Signature]  
Seller/Owner(s)

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

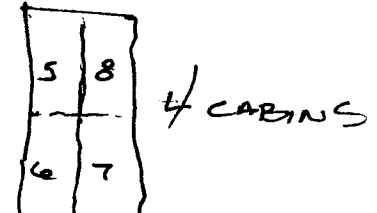
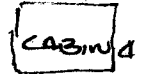
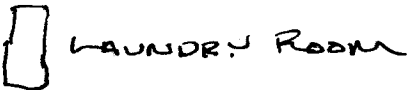
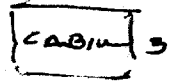
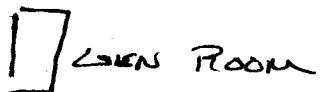
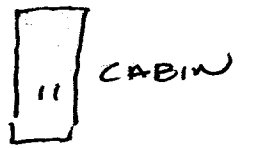
OTHER PERTINENT FACTS (POSITIVE OR NEGATIVE) A BUYER SHOULD KNOW ABOUT YOUR PROPERTY. i.e. Avalanches, Erosion, Access Problems or other natural Hazards. (Should you need more room for any explanation please write on back).

LITTLE LAKE CR

LAKE  
CREEK  
LODGE



CABIN 2 SHOWER HOUSE



SEPTIC SYSTEM  
ENGINEERED SYSTEM BY TOLL ASSOCIATES