

# 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: Flowers Estate, Lot 3, SIZE: 1.86 acres, LAKE/CREEK FRT<sub>(apr. t)</sub>: see Plat

TAX ACCOUNT #: \_\_\_\_\_ (Mandatory) TAXES (Yearly): \$ 283.- 2020  
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) \_\_\_\_\_

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? No

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

TREES: Yes, VIEWS: Yes, OTHER AMENITIES: easy access winter or summer

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

HOW TO LOCATE (explain): See Maps

FLY IN ONLY: \_\_\_\_\_, BOAT ACCESS: Yes, ATV, SNOWMACHINE ACCESS: Snowmobile

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

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

Generator 5 KW \_\_\_\_\_, Diesel \_\_\_\_\_, Gas Propane Type of heat: Wood Stove, Monitor, etc. Wood

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

TELEPHONE AVAILABLE: \_\_\_\_\_, How Far \_\_\_\_\_, Natural Gas \_\_\_\_\_, How Far \_\_\_\_\_

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

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

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

Year Built \_\_\_\_\_, 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 \_\_\_\_\_

Roof (Metal, Asphalt or): \_\_\_\_\_ Insulation (Floor, Ceiling, Walls) \_\_\_\_\_

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 Included in the Sale: Stove, Propane or Gas, etc. \_\_\_\_\_

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

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

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

\_\_\_\_\_

SPECIES OF FISH AND GAME IN THE AREA: Grayling, Lake Trout, Burbot, Caribou, Bear, Moose, etc.

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

\_\_\_\_\_  
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).**