

# 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 94-042 Tract c, SIZE: 40 acres, LAKE/CREEK FRT (apr. feet): \_\_\_\_\_

TAX ACCOUNT #: 53132000700C (Mandatory) TAXES (Yearly): \$ 134.84 20 13  
year

EXISTING LOANS: Assumable  Non Assumable  N/A  
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: N/A

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

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) \_\_\_\_\_  
N/A  
(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) <sup>N/A</sup> Or Hazardous Waste: \_\_\_\_\_ Are you aware of any fuel spills? \_\_\_\_\_

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

TREES: Mainly spruce VIEWS: Mt McKinley OTHER AMENITIES: \_\_\_\_\_  
few birch also from loft

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

HOW TO LOCATE (explain): mouth of creek

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

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

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

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

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

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

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

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

IMPROVEMENT(S): Main Building Size: 16x20 sq. ft., Two Story or (Loft) (circle one) Size 8x16

Year Built 1996, 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 Posts - treated 6x6 with metal around

Type of Roof: asphalt 90\* felt

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

2x4

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. Wood stove in center

List 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: Moose, black bear, grizzly bear and pike

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).