

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: Lot 1 of USS 2717 and Lot 1 of USS 2717A, SIZE: _____, LAKE/CREEK FRT (apr. feet): yes
TAX ACCOUNT #: _____ N/A (Mandatory) TAXES (Yearly): \$ 0 20 _____ 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: None

ZONING: Unzoned or Unrestricted or (explain) None

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; \$ 0

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

FUEL TANK(S) Or Hazardous Waste: 3 Are you aware of any fuel spills? no
 Above ground Under ground Size 500 gal Age unknown

TREES: Black spruce, VIEWS: Lake, mountain, OTHER AMENITIES: _____

ACCESS: (road or..) Richardson Hwy, MAINTAINED: State, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): MP 179.8 Richardson Hwy

FLY IN ONLY: _____, BOAT ACCESS: _____, ATV, SNOWMACHINE ACCESS: _____

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

Propane Lights _____, 110 Lights , 12 Volt Lights _____, Solar Panel _____, Other _____

Generator 12/16, KW , Diesel _____, Gas _____ Type of heat: Wood Stove, Monitor, etc. Pellet & Toyo

WELL: X or OTHER SOURCE OF WATER, _____ ELECTRIC? No : How Far? _____

TELEPHONE AVAILABLE: Yes, How Far _____, Natural Gas No, How Far _____

Cell: Yes, Internet: Yes (on cell) 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 unknown, Bedrooms, 2, Bathrooms, 1

2nd Building : _____ sq. ft. _____, Two Story or _____ Year Built _____

Bedrooms, _____, Bathrooms, _____

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

Outbuilding (describe): 2 CAR garage / generator building 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.

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Refrigerator, stove, oven,
washer, dryer,

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : 24' pontoon boat with
75 HP outboard motor, Polaris wide track snowmachine,
6 kw and 12 kw Generator w/ approximately 1500 hours each, LARGE boat dock

General Condition of Improvements: main building Floor should be replaced

SPECIES OF FISH AND GAME IN THE AREA: Salmon, lake trout, moose, caribou, bear

This information is to the best of my knowledge: See listing for viewpoint properties
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).