

# 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 87-75 Tr. B, SIZE: 4.66 ac., LAKE/CREEK FRT (apr. feet): \_\_\_\_\_

TAX ACCOUNT #: N/A (Mandatory) TAXES (Yearly): \$ \_\_\_\_\_ 20 \_\_\_\_\_  
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: \_\_\_\_\_

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: Plastic Cans Are you aware of any fuel spills? \_\_\_\_\_

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

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

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

HOW TO LOCATE (explain): See Map

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 1000W, KW \_\_\_\_\_, Diesel \_\_\_\_\_, Gas \_\_\_\_\_ Type of heat: Wood Stove, Monitor, etc. \_\_\_\_\_

WELL: \_\_\_\_\_ or OTHER SOURCE OF WATER, Nat. Water Source ELECTRIC? Solar Gen. 1000w : 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: 18x22 sq. ft., Two Story or Full Loft (circle one) Size \_\_\_\_\_

Year Built 6 years ago, Bedrooms, 14 x 10 (2) rooms, Bathrooms, Ni

2<sup>nd</sup> Building: Shop 22x24 sq. ft. \_\_\_\_\_, Two Story or \_\_\_\_\_ Year Built \_\_\_\_\_

Bedrooms, \_\_\_\_\_, Bathrooms, \_\_\_\_\_

3<sup>rd</sup> Building: 8x12 sq. ft. Wood Shed vnt., Two Story or \_\_\_\_\_ Year Built \_\_\_\_\_

Outbuilding (describe): Outhouse (New) sq. ft. \_\_\_\_\_ Year Built \_\_\_\_\_

Type of Foundation: ☐ Treated Wood ☐ Untreated Wood ☐ Concrete/Blocks ☐ Other Logs on Rock

Roof (Metal, Asphalt or): Metal 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. On demand Water (see Pic)

20in Gas Stove - 110V Ref.

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

2004 ATV, 85 Honda 3wheeler, 96 Trail RMK,

General Condition of Improvements: Great

SPECIES OF FISH AND GAME IN THE AREA: Some Salmon, Grayling, Carib, Moose, Sheep, Buffalo

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

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).

REMOTE PROPERTIES LLC