

# 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: TRACT D, ASLS#73-110, SIZE: 0.78 acre, LAKE/CREEK FRT (apr. feet): Sec plot-380 ft'

TAX ACCOUNT #: 51249000700D (Mandatory) TAXES (Yearly): \$ 160.86 20 13 year

EXISTING LOANS: Assumable  Non Assumable

NONE 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) mt-su zone #0021

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) \_\_\_\_\_

NONE KNOWN

(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ N/A

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or ..... NONE KNOWN

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

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

TREES: birch & spruce, VIEWS: Lake view, OTHER AMENITIES: \_\_\_\_\_

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

HOW TO LOCATE (explain): N61.83800 W 151.34517 Star Lake (Common Name)  
(ADJACENT to Tolichwilitna River)

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

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

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

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

WELL: NO or OTHER SOURCE OF WATER, Lake ELECTRIC? None : How Far? \_\_\_\_\_

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

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

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

NONE KNOWN

IMPROVEMENT(S): Main Building Size: 225 sq. ft., Two Story or Loft (circle one) Size 14'x16' one story

Year Built 1980's, Bedrooms, \_\_\_\_\_, Bathrooms, \_\_\_\_\_

2<sup>nd</sup> Building: 170 sq. ft., Two Story or one story Year Built 1980's

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 cabins sitting on blocks

Type of Roof: tar paper & asphalt

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

frame wood and cedar tongue and groove

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. propane

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

General Condition of Improvements: Average - not maintained and repairs needed.

SPECIES OF FISH AND GAME IN THE AREA: moose, bear and all salmon & trout in Tol River

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)  
one room cabins, a 14x16' and 12x14'

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).

cabins have not been maintained and may be in need of repair.