

# Improved Property Fact Sheet

\*This needs to be completed in as much detail as possible as it is of importance to a potential buyer.

Meridan: Copper

LEGAL: River Township 69S, SIZE: \_\_\_\_\_, LAKE/CREEK FRT (appr. feet): 360°

Range 78E Section 12

TAX ACCOUNT #: \_\_\_\_\_ (Mandatory) TAXES (Yearly): \$ 0 20 \_\_\_\_\_ 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: \_\_\_\_\_

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. Fces, Contact Person, Boat/hp Restrictions, or: (please list) \_\_\_\_\_

(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: 1000 gallon gas Are you aware of any fuel spills? no  
2000 gallon diesel  
fuel float

Above ground  Under ground Size \_\_\_\_\_ Age 1000/4 yrs float float 7 yrs

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

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

HOW TO LOCATE (explain): \_\_\_\_\_

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 2, KW 21, Diesel , Gas \_\_\_\_\_ Type of heat: Wood Stove Monitor, etc. \_\_\_\_\_  
Yanmar  
Lioster  
20

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

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

Cell: yes, Internet: yes, TV: yes, Satellite Dish, TV or Internet, yes

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: no

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

Year Built 1998, Bedrooms, 4, Bathrooms, 4

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): 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. Propane: stove/hot water/dryer/ heater Electric: 3 fridges/5 freezers/walk in/washer/dishwashers/vacuum/sealer

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc.: all beds 7/all furniture except a few personal items/Tools-to be determined sheets/towels all of kitchen except for personal items

General Condition of Improvements: good

SPECIES OF FISH AND GAME IN THE AREA: deer black bear wolves halibut salmon/all species lingcod sea bass rockfish

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

Rick A. Neff  
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).