

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: Log Cabin, SIZE: _____, LAKE/CREEK FRT (appr. feet): _____

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ _____ 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: NO

ZONING: Unzoned or Unrestricted or (explain) NO

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) NO

(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 Never floods

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

Above ground Under ground Size _____ Age _____

TREES: yes, VIEWS: yes, OTHER AMENITIES: Great Hunting, Natural Spring

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

HOW TO LOCATE (explain): _____

FLY IN ONLY: NO, BOAT ACCESS: yes, ATV, SNOWMACHINE ACCESS: yes

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

Propane Lights NO, 110 Lights , 12 Volt Lights , Solar Panel _____, Other _____

Generator , KW 2500, Diesel _____, Gas Type of heat: Wood Stove, Monitor, etc. Wood

WELL: NO or OTHER SOURCE OF WATER, Natural Spring ELECTRIC? Other : How Far? _____

TELEPHONE AVAILABLE: NO , How Far _____ , Natural Gas NO , How Far _____

Cell: yes , Internet: yes , TV: NO , Satellite Dish, TV or Internet, 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 _____

Year Built 2011 , Bedrooms, 1 , Bathrooms, NONE

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

Bedrooms, _____ , Bathrooms, _____

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

Outbuilding (describe): 1 shop 1 shed sq. ft. 10x16 Year Built 2010 + 2013

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks Other _____

Type of Roof: Rolled Roofing / Felt Paper

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

D Logs that are hand milled. Secured with 10" spikes.

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Reddy to be lived in!

Propane stove top, wood stove, generators/gas for lights, plus DC inverter

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : Basic tools, DC inverter - 500 watt, 2500 watt yamaha generator

General Condition of Improvements: Good. This is all to my knowledge when I was last there at the property

SPECIES OF FISH AND GAME IN THE AREA: All 5 species of Salmon, Moose, Bear

This information is to the best of my knowledge: Jendrey Helladay
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).