

# 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 79-016 Tracts A,B,C,D, SIZE: 19.68 acres LAKE FRT (apr. feet): 1,118 ft

TAX ACCOUNT #: 51966000T00A,B,C,D (Mandatory) TAXES (Yearly): \$ 837.32 YEAR: 2022

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) UNRESTRICTED

BUYER WARRANTS: 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; \$ 0

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

FUEL TANK(S) Or Hazardous Waste: NO Are you aware of any fuel spills? NO

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

TREES: Birch, Spruce VIEWS: Sleeping Lady in winter; Cannutti Lake OTHER AMENITIES: Wild raspberry bushes

LEGAL ACCESS: (road or..) NO MAINTAINED: NO LEGAL TRAIL ACC.: NO

HOW TO LOCATE (explain): N61°39.241' W150°25.074'

35 miles from Lake Hood; 8.5 miles from Dshka Landing (as the crow flies); 12 miles from Willow (for air services)

FLY IN: YES BOAT ACCESS: YES to Trail (20 minute walk to cabin) ATV, SNOWMACHINE ACCESS: YES

UTILITIES: Public Sewer No Private Septic System No (DEC approved); No **Outhouse on site: YES**

Propane Lights  110 Lights  Solar Panel: For Generator only

**Generator** 6 KW Diesel **Type of heat:** Wood Stove, Baseboard Electric/ Propane outside vented wall Heater for bunkhouse

WELL: NO OTHER SOURCE OF **WATER**, Lake Water to be filtered ELECTRIC? NO

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

**Cell: Booster & Antenna**, Internet: TV: \_\_\_\_\_, Satellite Dish, TV or Internet, \_\_\_\_\_

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: NONE

IMPROVEMENT(S): **Main Building Size:** 16'x 24'sq.ft. plus 8' covered deck Two Story or Loft (circle one) N/A

**Year Built** 2017 Bedrooms N/A Bathrooms N/A

2<sup>nd</sup> Building : N/A Sq. ft. \_\_\_\_\_, Two Story or \_\_\_\_\_ Year Built \_\_\_\_\_

**Outbuilding** (describe): Bunkhouse Sq. ft. 10' x 12'' with small front deck Year Built: 2017

**Type of Foundation:**  Treated Wood  Untreated Wood  Concrete/Blocks  Other: Creosote Telephone Poles

**Roof:** Metal **Insulation:** Bat Insulation in walls and ceiling of cabin; spray foam insulation in bunkhouse

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

T-11 on outside walls; Hinged expanded metal frames on all windows; cabin and bunkhouse built for heavy snow load- 2x6 walls, 2x8 floor and roof; 16'' on center; treated lumber deck; metal roofs on bunkhouse, cabin, deck; knotty pine tongue & groove inside walls & 12' ceiling; buried electrical line from generator to cabin; buried pipe from lake to elevated water tank.

DESCRIBE APPLIANCES Included in the Sale:

Blaze King wood stove; Propane cook stove; Kubota outside generator; 24x12 Flatscreen TV, VCR/DVD player; Overhead fan with light; Wall mounted propane lights; Ceramic Berkley water filter for lake water to drink

LIST OTHER ITEMS included in Sale:

King mattress and frame; wooden folding table with 4 chairs; 2 large upholstered accent chairs/end tables; two braided area rugs over carpet; laminated floor in kitchen area; deck bench/end table; basic maintenance tools for cabin and generator; linens/cookware/dishes. Honda gas water pump to fill elevated tank for gravity feed to sink and outside shower head; non-skid fiberglass walkway between cabin and bunkhouse.

GENERAL CONDITIONS of Improvements: Cabin in excellent condition inside and out; walking trail in good condition; 16' treated wood dock; planted 30' lodgepole pines (2)

SPECIES OF FISH AND GAME IN THE AREA: Moose, Black bear, brown bear, fox, wolf, coyote, horned owls, spruce hens, ptarmigan, ducks, loons, swans. Salmon, grayling, rainbow trout in Deshka (Kroto) River approx 4 miles away by boat.

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

\_\_\_\_\_  
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).