

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: Lot 48 Still Lake, SIZE: 25 acres, LAKE/CREEK FRT (apr. feet): 600'

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ 200 ish 20 23 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: Approx 43k

ZONING: Unzoned or Unrestricted or (explain) Home ~~built~~ 75' feet from shore

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 I never had it surveyed

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

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

PROPERTY Owners Assoc.: Yearly Fee; \$ NA

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or there is some low land on property

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

☒ Above ground ☐ Under ground Size _____ Age _____

TREES: yes, VIEWS: yes, OTHER AMENITIES: _____

LEGAL ACCESS: (road or..) snow machine MAINTAINED: Groomed, LEGAL TRAIL ACC.: yes

HOW TO LOCATE (explain): Yetta to Stewart then 17 mile trail to Still Lake

FLY IN ONLY: X, BOAT ACCESS: X, ATV, SNOWMACHINE ACCESS: X

UTILITIES: Public Sewer _____, Private Septic System X, (DEC approved); Yes _____, No X Outhouse on site: X

Propane Lights X, 110 Lights X, 12 Volt Lights X, Solar Panel X, Other Generators

Generator 6, KW and small propane, Diesel X, Gas _____ Type of heat: Wood Stove, Monitor, etc. Wood stove

WELL: _____ or OTHER SOURCE OF WATER, X ELECTRIC? _____: How Far? _____

TELEPHONE AVAILABLE: yes cell, How Far _____, Natural Gas propane, How Far _____

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

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

IMPROVEMENT(S): Main Building Size: 12,000 sq. ft. sq. ft., Two Story or Loft (circle one) Size 2 Bunks Beds

Year Built 1940, Bedrooms, 2, Bathrooms, 1

2nd Building: 180 sq. ft. sq. ft., Two Story or 1 Year Built ?

Bedrooms, 1, Bathrooms, NONE

3rd Building: 508 sq. ft. wood shed/shop, Two Story or 1 Year Built ?

Outbuilding (describe): Generator shed / covered shelter sq. ft. 300 Year Built ?

Type of Foundation: ☐ Treated Wood ☐ Untreated Wood ☐ Concrete/Blocks ☐ Other concrete pilings + pt wood + none pt wood

Roof (Metal, Asphalt or): _____ Insulation (Floor, Ceiling, Walls) wood

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

well built (needs maintenance) beautiful cabin needs TLC

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. propane stove trash compactor

water reservoir 80 gallon

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc.: 25 hp Brand new

outboard 3 boats all need Repair 1 new 4 hp mercury outboard

General Condition of Improvements: well built need TLC

SPECIES OF FISH AND GAME IN THE AREA: moose bear cats birds fish salmon

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

Colin Sullivan

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