

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 87-024, SIZE: 17.34 AC., LAKE/CREEK FRT (apr. 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: NONE

ZONING: Unzoned or Unrestricted or (explain) Unzoned

SELLER 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) NONE

(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 _____

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

☐ Above ground ☐ Under ground Size _____ Age _____

TREES: Burch, VIEWS: Mt. McKinley, OTHER AMENITIES: _____

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

HOW TO LOCATE (explain): 8 miles from Skwentna AK

FLY IN ONLY: _____, 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 _____, 110 Lights X, 12 Volt Lights _____, Solar Panel X, Other _____

Generator X, KW 4500, Diesel _____, Gas X Type of heat: Wood Stove, Monitor, etc. wood stove

WELL: No or OTHER SOURCE OF WATER, Spring ELECTRIC? _____: How Far? _____

TELEPHONE AVAILABLE: Cell, How Far _____, Natural Gas _____, How Far _____

Cell: X, Internet: _____, TV: X, Satellite Dish, TV or Internet, ANTA

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

IMPROVEMENT(S): Main Building Size: 24x36 sq. ft., Two Story or Loft (circle one) Size 12-24

Year Built 2008, Bedrooms, 1, Bathrooms, 1

2nd Building: ~~2008~~ sq. ft. _____, Two Story or _____ Year Built _____

Bedrooms, _____, Bathrooms, _____

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

Outbuilding (describe): shops + water shed sq. ft. 15'x24 17'x24 Year Built 2023

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

Roof (Metal, Asphalt or): Asphalt Insulation (Floor, Ceiling, Walls) R-30 R-38 - R-21

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

Conventional lumber

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. elec Refrigerator + freezer

cook stove propane washer + dryer-etc

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

General Condition of Improvements: _____

SPECIES OF FISH AND GAME IN THE AREA: all

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).

REMOTE PROPERTIES LLC