

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: Hewitt - Whiskey Lk lot 54A, SIZE: 30.20, LAKE/CREEK FRT (apr. feet): _____

TAX ACCOUNT #: 56140000 L 054 A (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) _____

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. 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 N/A

FUEL TANK(S) Or Hazardous Waste: N/A Are you aware of any fuel spills? None

☐ Above ground ☐ Under ground Size _____ Age _____

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

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

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 ☒, KW _____, Diesel _____, Gas _____ Type of heat: Wood Stove, Monitor, etc. Rite-way wood

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

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

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

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

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

Year Built 1980, Bedrooms, open flooring on 2nd level, Bathrooms, 1

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

Bedrooms, _____, Bathrooms, _____

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

Outbuilding (describe): _____ sq. ft. Year Built _____

Type of Foundation: ☐ Treated Wood ☐ Untreated Wood ☐ Concrete/Blocks ☒ Other Steel & in concrete

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.

Log Cabin with 2x4 deck. Plywood flooring on the interior w/ carpeting.

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Propane stove & refrigerator
Propane hot water heater

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : att 8 beds, sofa
all dishes, cups, utensils, pots, pans. 2 1990's era snowmachine
4 wheeler, boat (12 ft), all tools & chainsaw (New)

General Condition of Improvements: The cabin & sauna are in overall good condition. The Shed & Quonset hut may need some work

SPECIES OF FISH AND GAME IN THE AREA: Pike, Salmon, Moose, bear

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

[Signature]
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