

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: 84-208 Tract C, SIZE: 37.4 Acres, LAKE/CREEK FRT (apr. feet): _____

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ 944 20 24 year

EXISTING LOANS: Assumable ☐ Non Assumable ☒
1st D/T (approx. bal. \$ 116,500, monthly pmt \$ 772.56 including % rate 7.5
2nd D/T (approx. bal. \$ _____, monthly pmt \$ _____ including % rate _____

ANY LIENS (recorded or unrecorded) or any payoffs to be made: N/A

ZONING: Unzoned or Unrestricted or (explain) Remote Property

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) _____

Easement Trail to allow access to river
(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ N/A

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? No

☐ Above ground ☐ Under ground Size _____ Age _____

TREES: Y, VIEWS: Y, OTHER AMENITIES: Outhouse/storage/Cabin

LEGAL ACCESS: (road or..) N/A, MAINTAINED: N/A, LEGAL TRAIL ACC.: yes

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: yes

Propane Lights _____, 110 Lights _____, 12 Volt Lights _____, Solar Panel _____, Other Generator

Generator yes, KW 1100 Honda, Diesel _____, Gas ✓ Type of heat: Wood Stove, Monitor, etc. woodburner

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

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

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

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

IMPROVEMENT(S): Main Building Size: 120 sq. ft., Two Story or Loft (circle one) Size _____

Year Built 2024, Bedrooms, _____, Bathrooms, _____

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

Bedrooms, _____, Bathrooms, _____

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

Outbuilding (describe): 15 outhouse sq. ft. _____ Year Built 2024

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

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

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

2x6 Construction, Metal Roofing, insulated windows

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Mam Bear wood burner

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc.: Honda 1100 Generator

Temp. Mattress/Chair/16x24 Cabin kit/Propane tank

General Condition of Improvements: Good Condition

SPECIES OF FISH AND GAME IN THE AREA: Salmon, Halibut, Moose, Bear, Eagles

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