

# 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 77-26, SIZE: 5 ac, LAKE/CREEK FRT (apr. feet): See Map

TAX ACCOUNT #: \_\_\_\_\_ (Mandatory) TAXES (Yearly): \$ 849.- 20 year

EXISTING LOANS: Assumable  Non Assumable   
1st D/T (approx. bal. \$ \_\_\_\_\_, monthly pmt \$ N/A including % rate \_\_\_\_\_  
2nd D/T (approx. bal. \$ \_\_\_\_\_, monthly pmt \$ N/A including % rate \_\_\_\_\_

ANY LIENS (recorded or unrecorded) or any payoffs to be made: none

ZONING: Unzoned or Unrestricted or ..... (explain) None

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; \$ no

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

FUEL TANK(S) Or Hazardous Waste: None Are you aware of any fuel spills? \_\_\_\_\_  
 Above ground  Under ground Size \_\_\_\_\_ Age \_\_\_\_\_

TREES: ✓, VIEWS: Lake, OTHER AMENITIES: Surrounded by state land

ACCESS: (road or..) Flyin Ski-Track, MAINTAINED: ✓, LEGAL TRAIL ACC.: \_\_\_\_\_

HOW TO LOCATE (explain): See Maps

FLY IN ONLY: ✓, BOAT ACCESS: no, ATV, SNOWMACHINE ACCESS: yes

UTILITIES: Public Sewer \_\_\_\_\_, Private Septic System outhouse, (DEC approved); Yes \_\_\_\_\_, No \_\_\_\_\_ Outhouse on site: ✓

Propane Lights \_\_\_\_\_, 110 Lights \_\_\_\_\_, 12 Volt Lights \_\_\_\_\_, Solar Panel \_\_\_\_\_, Other Propane-LED

Generator 2, KW 2000 3000, Diesel \_\_\_\_\_, Gas ✓ Type of heat: Wood Stove, Monitor, etc. Battery

WELL: \_\_\_\_\_ or OTHER SOURCE OF WATER, Like ELECTRIC? \_\_\_\_\_ : How Far? \_\_\_\_\_

TELEPHONE AVAILABLE: \_\_\_\_\_, How Far \_\_\_\_\_, Natural Gas \_\_\_\_\_, How Far \_\_\_\_\_

Cell: Intermittent, Internet: \_\_\_\_\_, TV: \_\_\_\_\_, Satellite Dish, TV or Internet, \_\_\_\_\_

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

IMPROVEMENT(S): Main Building Size: 20x24 sq. ft., Two Story or Loft (circle one) Size 20x32

Year Built 96, Bedrooms, \_\_\_\_\_, Bathrooms, \_\_\_\_\_

2<sup>nd</sup> Building : 96 sq. ft. Storage, Two Story or \_\_\_\_\_ Year Built \_\_\_\_\_

3<sup>rd</sup> 1364 Bedrooms, 91, Bathrooms, storey

Apr 12x16

3<sup>rd</sup> Building : \_\_\_\_\_ sq. ft. \_\_\_\_\_, Two Story or \_\_\_\_\_ Year Built \_\_\_\_\_

Outbuilding (describe): \_\_\_\_\_ sq. ft. \_\_\_\_\_ Year Built \_\_\_\_\_

Type of Foundation:  Treated Wood  Untreated Wood  Concrete/Blocks  Other \_\_\_\_\_

Roof (Metal, Asphalt or): \_\_\_\_\_ 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.

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Prop. Stove Ref. Fridge

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : Cann all items to stay exception Pers. Pict. Guns, Cloth,

General Condition of Improvements: Excellent

SPECIES OF FISH AND GAME IN THE AREA: All Salmon, Rainbow Trout, Moose, Bear etc.

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).