

# Improved Property Fact Sheet

\*This needs to be completed in as much detail as possible as these are the questions most asked by a potential buyer.

LEGAL: LOT 14, BLOCK 1, PORT WAKEFIELD SUB, SIZE: .58 ACRES, SEA SHORE LAKE/CREEK FRT (appr. feet):  
PLAT # 74-25

TAX ACCOUNT #: 20435 (Mandatory) TAXES (Yearly): \$ 943.84 ~~200~~ 2011 year

EXISTING LOANS: Assumable  Non Assumable  NONE  
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) \_\_\_\_\_

SUB. DIV. Covenants & Restrictions: (please list) NONE  
(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ NONE

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or ..... RAIN PUDDLES - NEAR ROAD & SHOP

FUEL TANK(S) Or Hazardous Waste: NONE  
 Above ground  Under ground Size \_\_\_\_\_ Age \_\_\_\_\_

TREES: YES, VIEWS: YES, OTHER AMENITIES: BEACH

ACCESS: (road or..) ROAD, MAINTAINED: YES, LEGAL TRAIL ACC.: \_\_\_\_\_

HOW TO LOCATE (explain): \_\_\_\_\_

FLY IN ONLY: YES, BOAT ACCESS: YES, ATV, SNOWMACHINE ACCESS: \_\_\_\_\_

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

Propane Lights \_\_\_\_\_, 110 Lights X, 12 Volt Lights \_\_\_\_\_, Solar Panel \_\_\_\_\_, Other \_\_\_\_\_

Generator \_\_\_\_\_, KW \_\_\_\_\_, Diesel \_\_\_\_\_, Gas \_\_\_\_\_ Type of heat: Wood Stove, Monitor, etc. \_\_\_\_\_

WELL: \_\_\_\_\_, (DEC approved); Yes \_\_\_\_\_, No \_\_\_\_\_, ELECTRIC? YES : How Far? \_\_\_\_\_

TELEPHONE AVAILABLE: YES . How Far AT HOUSE, Natural Gas NO , How Far \_\_\_\_\_

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

IMPROVEMENT(S): Bldg. Size: 432 sq.ft., Two Story or Loft (circle one) Size \_\_\_\_\_ Year Built 95/96

2<sup>nd</sup> Building : 864 sq. ft. SHOP , Two Story or W/LOFT Year Built 97

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

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

T-111 SIDING, SHINGLE ROOF, DOUBLE PANE WINDOWS, FIBERGLASS INSULATION (R-19)

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. ELECTRIC RANGE, REFRIGERATOR, FREEZER, WASHER, DRYER, SPARE REFRIGERATOR, TV/VCR, DVD, MICROWAVE, DRIP COFFEE MAKER, VACUUM PACKER, OUTSIDE PROPANE BURNER FOR DEEP FRYING & CRAB POT

List items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : 21 FT. SEASWIRL 1/0 BOAT W/8 HP HONDA KICKER, 91

CHEV PICKUP, 97 PONTIAC 6X6 ATV, CHAIN SAWS, MANY KINDS OF SAWS, DRILLS, COMPRESSOR W/AIR TOOLS, POWER AUGER

LOTS OF HAND TOOLS, FIBERGLASS DINGY, HALIBUT GEAR, SALMON GEAR, RAIN GEAR - RECLINER, TABLE W/CHAIRS, LEATHER SOFA, BUNK BEDS, FUTON, DOUBLE BE & 1 BUNK IN LOFT OF SHOP,

General Condition of Improvements: VERY GOOD CONDITION

SPECIES OF FISH AND GAME IN THE AREA: SALMON (RED, SILVER, PINK, KING), HALIBUT, COD, SEABASS, ROCK FISH, ETC. DEER, ELC, MOUNTAIN GOAT, BEAR

This information is to the best of my knowledge: Michael [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)