

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 72-078 & USS 3943, L¹, SIZE: 70 AC, LAKE/CREEK FRT (apr. feet): 1000

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ 2600 2010 _____
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: _____

ZONING: Unzoned or Unrestricted or (explain) _____

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; \$ W/A

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or _____

FUEL TANK(S) Or Hazardous Waste: 2 Tanking stove oil

Above ground Under ground Size 1000 Age _____

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

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

HOW TO LOCATE (explain): _____

FLY IN ONLY: yes, BOAT ACCESS: yes, ATV, SNOWMACHINE ACCESS: yes

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

Propane Lights _____, 110 Lights yes, 12 Volt Lights _____, Solar Panel X, Other _____

Generator X, KW 16, Diesel X, Gas _____ Type of heat: Wood Stove, Monitor, etc. WOOD/OIL

WELL: X, (DEC approved); Yes X, No _____, ELECTRIC? _____: How Far? _____

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

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: NO

IMPROVEMENT(S): Bldg. Size: 5000 sq.ft., Two Story or Loft (circle one) Size _____ Year Built 1986

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

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 _____

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: Stove, Propane or Gas, etc. _____

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

General Condition of Improvements: _____

SPECIES OF FISH AND GAME IN THE AREA: _____

This information is to the best of my knowledge: _____
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).