

# 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: LOT 1 BLY 4 HARTZ, SIZE: 5 ACRES, LAKE/CREEK FRT (apr. feet): \_\_\_\_\_  
RURAL SUBDIVISION PLAT 82-11

TAX ACCOUNT #: 20-0226-620 (Mandatory) TAXES (Yearly): \$ 1397.64 20 23 year

EXISTING LOANS: Assumable  Non Assumable  φ  
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: φ

ZONING: Unzoned or Unrestricted or ..... (explain) RESIDENTIAL SINGLE FAMILY

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 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; \$ φ

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or ..... NO

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

Above ground  Under ground Size \_\_\_\_\_ Age \_\_\_\_\_

TREES: \_\_\_\_\_, VIEWS: RIVER MOUNTAIN, OTHER AMENITIES: \_\_\_\_\_

LEGAL ACCESS: (road or..) WOLVERINE DRIVE, MAINTAINED: YES/PAID, LEGAL TRAIL ACC.: \_\_\_\_\_

HOW TO LOCATE (explain): ROAD ACCESS AT PEN HWY TO WOLVERINE DRIVE

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

UTILITIES: Public Sewer \_\_\_\_\_, Private Septic System NOT INSTALLED YET, (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. None INSTALLED

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

TELEPHONE AVAILABLE: YES, How Far 50', Natural Gas NO <sup>HOUSE WIRED IN</sup>, How Far \_\_\_\_\_

Cell: YES <sup>50'</sup>, Internet: YES <sup>2'</sup>, TV: NO, Satellite Dish, TV or Internet, NO

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

IMPROVEMENT(S): PARTIAL BUILD FRAMED/WIRED Main Building Size: 1172+1528 sq. ft., Two Story or Loft (circle one) Size φ 1500

Year Built \_\_\_\_\_, Bedrooms, 3 <sup>HOUSE GARAGE</sup>, Bathrooms, 1.5

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

Bedrooms, \_\_\_\_\_, Bathrooms, \_\_\_\_\_

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

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

Type of Foundation:  Treated Wood  Untreated Wood  Concrete/Blocks  Other PILE/WOOD

Roof (Metal, Asphalt or): METAL Insulation (Floor, Ceiling, Walls) NEEDED

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

2 CAR GARAGE W/CONCRETE FLOOR  
HOUSE IS PARTIALLY BUILT

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. φ

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

2 LARGE WINDOWS WILL GRATED FOR FRONT OF  
HOUSE

General Condition of Improvements: HOUSE IS WIRED W/LIGHTS. IMPROVEMENTS NEED IMMEDIATE

ATTENTION! FOR COMPLETION ROOF/EYES FRONT PORCH/BACK  
PORCH AND FINISH INTERIOR - GARAGE IS LIKABLE.

SPECIES OF FISH AND GAME IN THE AREA: TROUT, SALMON, MOOSE CARRIBOU, GRAYLING

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

Bud [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).**