

Revised 10/6/2023 *SR JR*
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: Lots 8 & 9 Gulkana River Estates, SIZE: Approx 2 Ac LAKE/CREEK FRT (apr. feet): 380 Lx 6+

TAX ACCOUNT #: None (Mandatory) TAXES (Yearly): \$ 0 20 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) unknown

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 _____

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; \$ 0

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

FUEL TANK(S) Or Hazardous Waste: 500 GAL Propane Are you aware of any fuel spills? none

Above ground Under ground Size _____ Age 5 yrs.

TREES: lots, VIEWS: River + Mountains, OTHER AMENITIES: _____

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

HOW TO LOCATE (explain): _____

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

UTILITIES: Public Sewer _____, Private Septic System (DESIGN ENGINEERED 1000 GAL. to DEC Requirements), (DEC approved); Yes _____, No _____ Outhouse on site: yes

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

Generator Yamaha, KW 6.5, Diesel , Gas Type of heat: Wood Stove + Propane Furnace

Copper Valley Electric

WELL: _____ or OTHER SOURCE OF WATER Storage Tank ELECTRIC? EVER : How Far? _____

TELEPHONE AVAILABLE: Fixed line & cell, How Far in house, Natural Gas _____, How Far _____

Cell: yes, Internet: Fiber, TV: _____, Satellite Dish, TV or Internet, _____

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

IMPROVEMENT(S): Main Building Size: Approx 360 sq ft sq. ft., Two Story or Loft (circle one) Size 432 sq ft

Year Built 2000, Bedrooms, 1, Bathrooms, 1

out building Garage
2nd Building: 24'x24' sq. ft. 576, Two Story or _____ Year Built 2019

Bedrooms, _____, Bathrooms, _____

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

Outbuilding (describe): 40' coner 2 Greenhouses wood shed Year Built _____

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks Other pillings

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.

2" x 6" R-24 insulated walls - 12" Floor Juckets
R-24 Insulation - Triple Pane ARGON Filled Windows -

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. propane cook stove
Refrigerator -

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

General Condition of Improvements: excellent

SPECIES OF FISH AND GAME IN THE AREA: Very Abundant -

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).