

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: _____, SIZE: _____, LAKE/CREEK FRT(apr. feet): _____

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ _____ 20 _____ 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: NO

ZONING: Unzoned or Unrestricted or (explain) _____

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) _____

(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 Can Get Wet in Few Areas.
No Buildings ever Get Wet

FUEL TANK(S) Or Hazardous Waste: _____ Are you aware of any fuel spills? N/O

Above ground Under ground Size 250 x 2 Age 10 years -

TREES: yes., VIEWS: yes, OTHER AMENITIES: Fishing / Hunting -

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

HOW TO LOCATE (explain): Mouth of Lata creek -/etna River

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

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

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

Generator 10, KW , Diesel _____, Gas _____ Type of heat: Wood Stove, Monitor, etc. _____

WELL: 2 wells or OTHER SOURCE OF WATER, _____ ELECTRIC? _____ : How Far? _____

TELEPHONE AVAILABLE: yes, How Far _____, Natural Gas _____, How Far _____

Cell: , Internet: , TV: , Satellite Dish, TV or Internet, Both

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: N/A

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

Year Built _____, Bedrooms, _____, Bathrooms, _____

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

Bedrooms, _____, Bathrooms, _____

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 Pilings

Roof (Metal, Asphalt or): Metal Roofs 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.

All Metal Roofs.

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Full kitchen - Propane stove & Grill

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : 10 boats & motors - All Furniture, All tools 4 Wheeler All Kitchen Equip. Full shop / Fuel Barrels - / Fishing Equip

General Condition of Improvements: Good

SPECIES OF FISH AND GAME IN THE AREA: All 5 pacific salmon / Rainbows - Grapling Pike / Mouse / Bear

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

Jeff Woodward
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).