

# 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: <sup>2007110 House Sub.</sup> Mountain Lake Area LIR Block, SIZE: .93 ACRES, LAKE/CREEK FRT (appr. feet): No

TAX ACCOUNT #: \_\_\_\_\_ (Mandatory) TAXES (Yearly): \$ 2749. 200 2009 year

EXISTING LOANS: Assumable  Non Assumable   
1st D/T (approx. bal. \$ 185,000, monthly pmt \$ \_\_\_\_\_ including % rate 7.5  
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) (NO SERVICE AREA)

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 ..... NO

FUEL TANK(S) Or Hazardous Waste: \_\_\_\_\_  
 Above ground  Under ground Size 500 GAL Age 4 YRS

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

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

HOW TO LOCATE (explain): Mile 15.2 Funny River Rd Left on York - Right  
on Funny/Moose Ln

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

UTILITIES: Public Sewer \_\_\_\_\_, Private Septic System , (DEC approved); Yes 1, 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. \_\_\_\_\_

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

TELEPHONE AVAILABLE: Yes, How Far \_\_\_\_\_, Natural Gas \_\_\_\_\_, How Far \_\_\_\_\_

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

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

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

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

Outbuilding (describe): Small CABIN w/ fish house sq. ft. APPROX 400' Year Built 2008

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.

WOOD

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. \_\_\_\_\_

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

FURNITURE, APPLIANCES, BEDDING, COOKWARES

General Condition of Improvements: Good

SPECIES OF FISH AND GAME IN THE AREA: Salmon / Trout

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