

Improved Property Fact Sheet

*This needs to be completed in as much detail as possible

as it is of importance to a potential buyer.

HEWITT-WHISKEY LKRSB
LEGAL: L/55, LOTS 55A & 55B, SIZE: LOT 55A 18.91, LOT 55B 18.84, LAKE/CREEK FRT (apr. feet): 1020'
TAX ACCOUNT #: 51927000L055A 51927000L055B (Mandatory) TAXES (Yearly): \$ 830.97 2020 year
TOTAL 37.55 ACRES

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) _____

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; \$ NONE

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? NO

Above ground Under ground Size _____ Age _____

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

LEGAL ACCESS: (road or...) NO, MAINTAINED: _____, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): GPS, STATE MAPS

FLY IN ~~ONLY~~: HELICOPTER BOAT ACCESS: N, ATV, SNOWMACHINE ACCESS: _____

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

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

Generator 6200, KW _____, Diesel _____, Gas Y Type of heat: Wood Stove, Monitor, etc. WOOD STOVE

WELL: WELL or OTHER SOURCE OF WATER, LAKE ELECTRIC? N : How Far? _____

TELEPHONE AVAILABLE: CELL, How Far _____, Natural Gas N, How Far _____

Cell: ✓, Internet: ✓, TV: VIA CELL, Satellite Dish, TV or Internet, VIA CELL
OR INTERNET

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: NO JET SKIS OR AIR BOATS

IMPROVEMENT(S): Main Building Size: 1200 sq. ft., Two Story or Loft (circle one) Size _____

Year Built 1985 + 1999, Bedrooms, 2, Bathrooms, 1

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

Bedrooms, _____, Bathrooms, _____

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

Outbuilding (describe): SEE ATTACHED sq. ft. _____ Year Built _____

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks Other STEEL PILING

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.

10" TURNED, INTERLOCKING LOGS, STEEL ROOF, ELECTRIC FENCE

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. PROPANE RANGE + OVEN,
PROPANE TANKLESS HOT WATER HEATER, 2 PROPANE REFRIGERATORS, etc. - SEE ATTACHED

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

General Condition of Improvements: EXCELLENT

SPECIES OF FISH AND GAME IN THE AREA: PIKE AND LAKE, MOOSE

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).
REMOTE PROPERTIES LLC