

# 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: Bench Lk, ASLS 80-147, Block 3, Lot 9, SIZE: 4.13 acres, LAKE/CREEK FRT(apr. feet): 258'

TAX ACCOUNT #: 2166 B03 L009 (Mandatory) TAXES (Yearly): \$789.83 20 16  
year

EXISTING LOANS: Assumable ☐ Non Assumable ☐

1st D/T (approx. bal. \$None, monthly pmt \$ \_\_\_\_\_ including % rate \_\_\_\_\_

2nd D/T (approx. bal. \$None, monthly pmt \$ \_\_\_\_\_ including % rate \_\_\_\_\_

ANY LIENS (recorded or unrecorded) or any payoffs to be made: None

ZONING: Unzoned or Unrestricted or ..... (explain) Unzoned

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 ..... None

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

☐ Above ground ☐ Under ground Size N/A Age N/A

TREES: Birch & spruce, VIEWS: Mountain & Lake, OTHER AMENITIES: Serenity

ACCESS: (road or..) No road access, MAINTAINED: N/A, LEGAL TRAIL ACC.: N/A

HOW TO LOCATE (explain): Near Matanuska Glacier; 61 46' 35.7"N 147 55' 25.0 W

FLY IN ONLY: Yes, BOAT ACCESS: No, ATV, SNOWMACHINE ACCESS: Snowmachine

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

Propane Lights No, 110 Lights Yes, 12 Volt Lights No, Solar Panel No, Other N/A

Generator Yes, KW 3.5, Diesel No, Gas Yes Type of heat: Wood Stove, Monitor, etc. Wood & small propane

WELL: \_\_\_\_\_ or OTHER SOURCE OF WATER, Lake ELECTRIC? No : How Far? N/A

TELEPHONE AVAILABLE: No , How Far N/A , Natural Gas No , How Far N/A

Cell: Yes , Internet: Via cell , TV: No , Satellite Dish, TV or Internet, No

RESTRITCTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: None

IMPROVEMENT(S): Main Building Size: 1008 incl loft sq. ft., Two Story or Loft (circle one) Size 24' X 28'

Year Built 2005 , Bedrooms, One plus loft , Bathrooms, One

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

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

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

Outbuilding (describe): Shed sq. ft. 144 Year Built 2004

Type of Foundation: ☒ Treated Wood ☐ Untreated Wood ☐ Concrete/Blocks ☐ Other \_\_\_\_\_

Type of Roof: Red Metal

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

Milled 9" diameter spruce logs, manufactured kit from Alaska Quality Log Homes in Sterling. Tongue and groove pine ceiling, laminate flooring, treated timber post foundation on cement bases. Floating dock.

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Propane frig; propane stove/oven; propane on-demand hot water heater; electric microwave.

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : Old Town canoe; 2.5 hp Mercury motor; Yamaha Big Bear 4-wheeler with trailer; Troy Bilt chipper/shredder; all furnishings; scaffolding; dimensional lumber; generator; misc tools/hardware.

General Condition of Improvements: Excellent condition with many custom artistic features.

SPECIES OF FISH AND GAME IN THE AREA: Rainbow trout stocked every odd year by ADF&G.

This information is to the best of my knowledge: \_\_\_\_\_  
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).

