

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: TRACTS A&B ASLS 85-19, SIZE: 41.76 AC, LAKE/CREEK FRT (apr. feet): 3600'

TAX ACCOUNT #: _____ (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: NA

ZONING: Unzoned or Unrestricted or (explain) _____

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: \$ 0

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or No

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

☐ Above ground ☐ Under ground Size _____ Age _____

TREES: MAPLE SPRUCE, VIEWS: MT. & RIVER VALLEY, OTHER AMENITIES: SOUTHERN Exposure

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

HOW TO LOCATE (explain): CONFLUENCE OF BEAR CREEK & RIVER

FLY IN ONLY: X, BOAT ACCESS: _____, ATV, SNOWMACHINE ACCESS: IN WINTER IF RIVER FROZEN

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

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

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

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

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

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

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

IMPROVEMENT(S): Main Building Size: 12x16 CABIN 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 _____

Type of Roof: _____

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

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc.

Propane Range, Sink, Wood Stove

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

FURNISHINGS, TOOLS, CHAIRS, ETC.

General Condition of Improvements:

GOOD CONDITIONS

12x16 Wood Frame CABIN ON TREATED 2x6 FOUNDATION
SIDED WITH ROUGH CUT SPRUCE SIDING

SPECIES OF FISH AND GAME IN THE AREA:

This information is to the best of my knowledge:

Dea M W
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.