

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: Hidden Hills Block 3, Lot 4 SIZE: 5.42, LAKE/CREEK FRT (ap. feet): N/A
Estates, Block 3, Lot 5, SIZE: 5.36

TAX ACCOUNT #: 56598 B03L004 (Mandatory) TAXES (Yearly): \$ 336.18 20 13
56598 B03L005 498.21 year

EXISTING LOANS: Assumable ☐ Non Assumable ☐ N/A
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: N/A

ZONING: Unzoned or Unrestricted or (explain) _____

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) _____

See attached
(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ N/A

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or None Known

FUEL TANK(S) Or Hazardous Waste: 500 gallon - Empty Are you aware of any fuel spills? No

☒ Above ground ☐ Under ground Size _____ Age _____

TREES: yes, VIEWS: _____, OTHER AMENITIES: Privacy / Gated Drive

ACCESS: (road or..) Kashwina Dr, MAINTAINED: yes, LEGAL TRAIL ACC.: yes

HOW TO LOCATE (explain): See attached

FLY IN ONLY: N/A, BOAT ACCESS: N/A, ATV, SNOWMACHINE ACCESS: yes

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

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

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

WELL: yes or OTHER SOURCE OF WATER, _____ ELECTRIC? _____ : How Far? depth 93 ft

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

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

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

IMPROVEMENT(S): Main Building Size: 760 sq. ft., Two Story or Loft (circle one) Size 320 sq ft

Year Built 2000, Bedrooms, 1, Bathrooms, 0

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

Bedrooms, _____, Bathrooms, _____

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

Outbuilding (describe): outhouse / storage shed sq. ft. 240 Year Built 2000

Type of Foundation: ☐ Treated Wood ☐ Untreated Wood ☐ Concrete/Blocks ☒ Other 4" Steel Pipe

Type of Roof: metal

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

2x6 Construction, insulated, wiring installed

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

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

General Condition of Improvements: good condition. Needs exterior coat of paint. Rustic in appearance

SPECIES OF FISH AND GAME IN THE AREA: Salmon in Kashwatha Rkr / trout in Nearby smaller Streams

This information is to the best of my knowledge: Glenn C. Johnson
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).