

Seller Has Never Been To the Property

## 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: ASLS 87-152 Tr. A, SIZE: 11.63 AC. LAKE/CREEK FRT (apr. feet): \_\_\_\_\_

TAX ACCOUNT #: \_\_\_\_\_ (Mandatory) TAXES (Yearly): \$ 151,16 2021  
year

EXISTING LOANS: Assumable  Non Assumable

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: \_\_\_\_\_

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; \$ \_\_\_\_\_

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or ..... \_\_\_\_\_

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

Above ground  Under ground Size \_\_\_\_\_ Age \_\_\_\_\_

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

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

HOW TO LOCATE (explain): \_\_\_\_\_

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

UTILITIES: Public Sewer \_\_\_\_\_, Private Septic System \_\_\_\_\_, (DEC approved); Yes \_\_\_\_\_, 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: \_\_\_\_\_ or OTHER SOURCE OF WATER, \_\_\_\_\_ 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: \_\_\_\_\_

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

Year Built \_\_\_\_\_, Bedrooms, \_\_\_\_\_, Bathrooms, \_\_\_\_\_

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

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

3<sup>rd</sup> 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.

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

General Condition of Improvements: \_\_\_\_\_

\_\_\_\_\_

SPECIES OF FISH AND GAME IN THE AREA: \_\_\_\_\_

This information is to the best of my knowledge: Cheryl Hettowrey, member  
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).