

# 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 79-251, Lot 46, SIZE: 19.95 ac., LAKE/CREEK FRT (apr. feet): \_\_\_\_\_

TAX ACCOUNT #: \_\_\_\_\_ (Mandatory) TAXES (Yearly): \$ 0 20 21 year

EXISTING LOANS: Assumable ☐ Non Assumable ☐

1st D/T (approx. bal. \$ 0, monthly pmt \$ \_\_\_\_\_ including % rate \_\_\_\_\_

2nd D/T (approx. bal. \$ 0, monthly pmt \$ \_\_\_\_\_ including % rate \_\_\_\_\_

ANY LIENS (recorded or unrecorded) or any payoffs to be made: NONE paid off Free

ZONING: Unzoned or Unrestricted or ..... (explain) unrestricted to my know + clear

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 NA

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

NA

(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 ..... creek, marsh

Cabin Dry land wood

FUEL TANK(S) Or Hazardous Waste: 0 Are you aware of any fuel spills? 0

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

TREES: yes, VIEWS: yes, OTHER AMENITIES: Furniture

LEGAL ACCESS: (road or..) Road/Trail MAINTAINED: part, LEGAL TRAIL ACC.: \_\_\_\_\_

HOW TO LOCATE (explain): mile 186

FLY IN ONLY: \_\_\_\_\_, BOAT ACCESS: \_\_\_\_\_, ATV, SNOWMACHINE ACCESS: + 4x4

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

Propane Lights NO 110 Lights NO 12 Volt Lights NO, Solar Panel NO, Other \_\_\_\_\_

Generator 1500 KW \_\_\_\_\_, Diesel \_\_\_\_\_, Gas X Type of heat: Wood Stove, Monitor, etc. wood stove

WELL: NO or OTHER SOURCE OF WATER, creek ELECTRIC? NO: How Far? NA

TELEPHONE AVAILABLE: cell good NA, How Far \_\_\_\_\_, Natural Gas NA, How Far \_\_\_\_\_

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

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: NA

IMPROVEMENT(S): Main Building Size: 350 sq. ft., Two Story or Loft (circle one) Size NA

Year Built 2010, Bedrooms, 1, Bathrooms, \_\_\_\_\_

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

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

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

Outbuilding (describe): NA sq. ft. \_\_\_\_\_ Year Built \_\_\_\_\_

Type of Foundation: ☐ Treated Wood ☐ Untreated Wood ☒ Concrete/Blocks ☐ Other NEED TO BE LEVEL

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.

logs, metal roof Dry

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. NO

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

Dressers Book shelves

General Condition of Improvements: Fair / needs to be Jack up

+ be level

SPECIES OF FISH AND GAME IN THE AREA: moose Bear Fox Caribou

This information is to the best of my knowledge and is/will be provided to assist a potential Buyer

Dan Nelson  
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