

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: ^{Lot #5} Kagin Island Estates #1, SIZE: 5.366 AC, LAKE/CREEK FRT (apr. feet): 410.31 FT

TAX ACCOUNT #: 2018061169 (Mandatory) TAXES (Yearly): \$ 210.18 20 18 ^{Cabin NOT ASSESSED} year _{YET}

EXISTING LOANS: Assumable Non Assumable
1st D/T (approx. bal. \$ N/A, monthly pmt \$ _____ including % rate _____
2nd D/T (approx. bal. \$ _____, monthly pmt \$ _____ including % rate _____

ANY LIENS (recorded or unrecorded) or any payoffs to be made: NO

ZONING: Unzoned or Unrestricted or (explain) _____

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

FUEL TANK(S) Or Hazardous Waste: NO Are you aware of any fuel spills? NO
 Above ground Under ground Size _____ Age _____

TREES: Spence Birch, VIEWS: South looking, OTHER AMENITIES: _____

LEGAL ACCESS: (road or..) Three pond Rd, MAINTAINED: NO, LEGAL TRAIL ACC.: YES

HOW TO LOCATE (explain): North end PACKERS LAKE KAGIN ISLAND

FLY IN ONLY: X, BOAT ACCESS: _____, ATV, SNOWMACHINE ACCESS: _____

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

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

Generator 2, KW _____, Diesel _____, Gas X Type of heat: Wood Stove Monitor, etc. Dutch West Wood

WELL: X or OTHER SOURCE OF WATER, _____ ELECTRIC? ^{GAS} Pump : How Far? 15' JEEP

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

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

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

IMPROVEMENT(S): Main Building Size: ^{24x24} 576 sq. ft., Two Story or Lof (circle one) Size 12x16 1925Ft

Year Built 2017-2019, Bedrooms, 1, Bathrooms, 1

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 CEMENT

Roof (Metal, Asphalt or): METAL 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.

Interior all T&G pine with sheet rock Bed Room & Bathroom
2x6 construction with 1/2" CDX in & out & under metal roof 5'x24' deck

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: Built with all new materials

SPECIES OF FISH AND GAME IN THE AREA: No Bears SALMON REDS SILVERS RAINBOW TROUT
MOUSE FOX BEAVER DUCKS CRANE LOONS

This information is to the best of my knowledge: Steven Bilko Renee Bilko ^{SWANS}
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).