

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: U.S. SURVEY 4589 LOT 3, SIZE: 4.95 ACRES, LAKE/CREEK FRT (apr. feet): 100'

TAX ACCOUNT #: 4404589000L03 (Mandatory) TAXES (Yearly): \$ 925.00 20 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: YES yes, VIEWS: LAKE, OTHER AMENITIES: MOUNTAIN VIEW

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

HOW TO LOCATE (explain): _____

FLY IN ONLY: YES, BOAT ACCESS: YES, ~~ATV~~, SNOWMACHINE ACCESS: YES

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

Propane Lights X, 110 Lights _____, 12 Volt Lights _____, Solar Panel 2, Other _____

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

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

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

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

RESTRITCTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: _____

IMPROVEMENT(S): Main Building Size: 24'x28' sq. ft., Two Story or Loft (circle one) Size OUTHOUSE
 Year Built 1983-1984 (Bedrooms, 2 sleeping areas, Bathrooms, upstairs) - Bath 3 Shower
Sink
instant hot water
 2nd Building: 18'x20' SHOP, Two Story or with loft Year Built on-
going til 2014
 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: 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 both buildings, dual pane windows
METAL ROOF S

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Propane stove, refrigerator,
small standing freezer

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc.: Cabin fully furnished
and included in sale - most tools in shop included
except personal items & except few hand tools
few decorative items

General Condition of Improvements: Very good condition

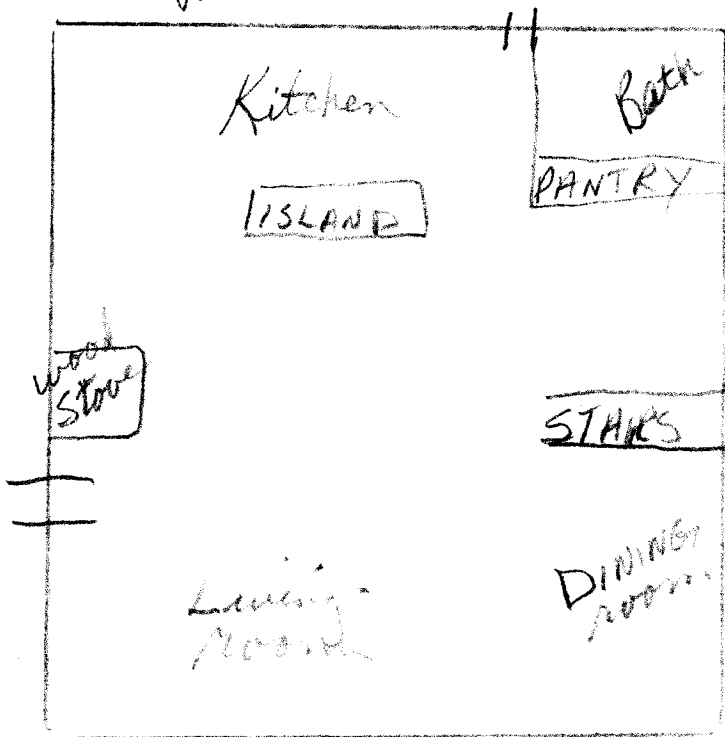
SPECIES OF FISH AND GAME IN THE AREA: LAKE TROUT, GRAYLING, CARIBOU, MOOSE, FOX, WOLVES

This information is to the best of my knowledge: Frances L. Curtis TEE EAGLES, BEAVER
 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)

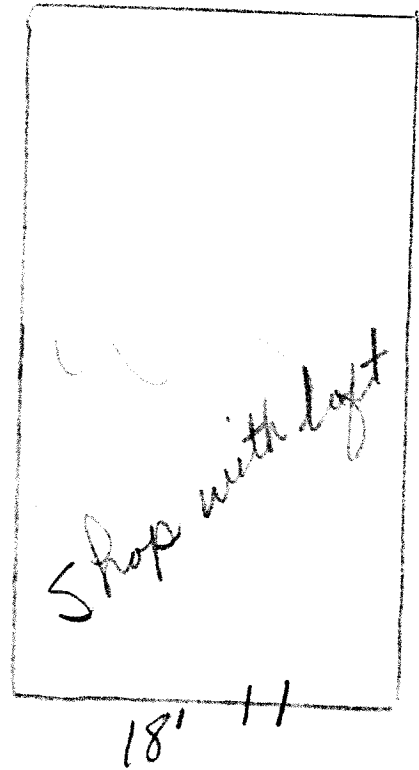
OTHER PERTINENT FACTS (POSITIVE OR NEGATIVE) A BUYER SHOULD KNOW ABOUT YOUR PROPERTY. i.e. Avalanches, Erosion, Access Problems or other natural Hazards. (Should you need more room for any explanation please write on back).

wrap around deck



24'

20'



18'