

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 78-013 TRACT D, SIZE: 20' x 32', LAKE/CREEK FRT(apr. feet): 300'

TAX ACCOUNT #: 1870000T00D (Mandatory) TAXES (Yearly): \$ 1037⁸¹ 20 15
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: 300 GAL. Are you aware of any fuel spills? NO

☒ Above ground ☐ Under ground Size 300 GAL Age 5 YRS

TREES: _____, VIEWS: LAKE, OTHER AMENITIES: GUEST CABIN 12'x16'

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

HOW TO LOCATE (explain): OILWELL ROAD

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

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

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

Generator 3, KW _____, Diesel _____, Gas ☒ Type of heat: Wood Stove, Monitor, etc. OIL

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

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

Cell: FIXED, Internet: _____, TV: YES, Satellite Dish, TV or Internet, _____

RESTRITCTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: NONE

IMPROVEMENT(S): Main Building Size: 20' x 32' sq. ft. Two Story or Loft (circle one) Size 16' x 20'

Year Built 2009, Bedrooms, 1, Bathrooms, 1

2nd Building : 12' x 16' sq. ft. _____, Two Story or LOFT Year Built 1994

Bedrooms, 1, Bathrooms, 0

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

Outbuilding (describe): ATTACHED SHED sq. ft. 8' x 12' 2ND BLDG Year Built 2000

Type of Foundation: ☐ Treated Wood ☐ Untreated Wood ☐ Concrete/Blocks ☒ Other SONNOTUBE

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.

LEVELING JACKS, SKIRTING

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. GAS RANGE, MICROWAVE, ELECTRIC REFRIDERATOR, WELL PUMP, COMPRESSOR + INVERTER

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : FURNITURE, T.V., FLOAT-ING DOCK, MOTOR BEAT W/4 H.P. OUTBOARD

General Condition of Improvements: GOOD

SPECIES OF FISH AND GAME IN THE AREA: MOOSE, BEAR, PIKE, TROUT & SALMON

This information is to the best of my knowledge: J. Michael Lempiis
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).