

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 84 34, SIZE: 7.83 LAKE/CREEK FRT (ap. feet): 550

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ _____ 2010 _____
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: No

ZONING: Unzoned or Unrestricted or (explain) No

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: DIESEL FUEL

☒ Above ground ☐ Under ground Size 500 GAL Age 10

TREES: PINE, VIEWS: LAKE, OTHER AMENITIES: _____
SPRUCE

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

HOW TO LOCATE (explain): _____

FLY IN ONLY: ☒, BOAT ACCESS: _____, ATV, SNOWMACHINE ACCESS: SNOW MACHINE

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. DIESEL

WELL: _____, (DEC approved); Yes _____, No ☒, ELECTRIC? _____: How Far? _____

TELEPHONE AVAILABLE: No, How Far _____, Natural Gas _____, How Far _____

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

IMPROVEMENT(S): Bldg. Size: 55x25 sq.ft., Two Story or Loft (circle one) Size _____ Year Built _____

2nd Building : 15x15 steel sq. ft. _____, Two Story or _____ Year Built _____

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 Jacks & Timber

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: ~~Stove, Propane~~ or Gas, etc. Retaz propane

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

General Condition of Improvements: Good

SPECIES OF FISH AND GAME IN THE AREA: Northern Pike

This information is to the best of my knowledge: Mark Modaffra
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).