

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: _____, **SIZE:** _____, **RIVER FRT**(apr. feet): _____

TAX ACCOUNT #: _____ **(Mandatory)** **TAXES (Yearly):** \$ _____ **20** year

EXISTING LOANS: Assumable ☐ Non Assumable ☐

ANY LIENS (recorded or unrecorded) or any payoffs to be made:

ZONING: Unzoned or Unrestricted or (explain) _____

BUYER WARRANTIES: Improvements are not encroaching on any neighboring property nor built across property lines and any setbacks for improvements, septic, well, etc. are in compliance with applicable State, Borough or City regulations.

Explain if necessary _____

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: _____, **VIEWS:** _____, **OTHER AMENITIES:** _____

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

HOW TO LOCATE (explain): _____

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

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:** _____

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

LAND LINE: _____, **How Far** _____, **NATURAL GAS:** _____, **How Far** _____

Cell Service: _____, **Internet:** _____, **TV:** _____, **Satellite Dish** _____

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

IMPROVEMENTS:

Main Building Main Floor Size: _____ **Loft Size** _____ **Year Built** _____

Bedrooms, _____, **Bathrooms,** _____

2nd Building Main Floor Size: _____ **Loft Size** _____ **Year Built** _____

Bedrooms, _____, **Bathrooms,** _____

3rd Building Main Floor Size: _____ **Loft Size** _____ **Year Built** _____

Outbuilding (describe): _____ **Year Built** _____

Outbuilding (describe): _____ **Year Built** _____

Outbuilding (describe): _____ **Year Built** _____

Type of Foundation: **Treated Wood** **Untreated Wood** **Concrete/Blocks** **Other** _____

Roof: _____ **Insulation (Floor, Ceiling, Walls)** _____

Other pertinent information regarding the structures: _____

Appliances included in the sale (e.g. stove, propane or gas): _____

List other items included in sale, e.g. motors, boats, furniture, beds, tools: _____

General condition of improvements: _____

Species of fish and game in the area: _____

Other pertinent information (e.g. avalanches, erosion, access problems, natural hazards): _____

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

Seller/Owner