

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 73-055 Tr. I, SIZE: 4.79 ac, LAKE/CREEK FRT (apr. feet): _____

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ 131.44 2024
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) _____

BUYER WARRANTS: Improvements are not encroaching on any neighboring property or are built across property lines
and any setbacks for improvements, septic, well, etc. are in compliance with 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: X, BOAT ACCESS: X, 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 X, KW 6, Diesel _____, Gas X Type of heat: Wood Stove, Monitor, etc. _____

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

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

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

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

IMPROVEMENT(S): Main Building Size: 12'x16' sq. ft., Two Story or Loft (circle one) Size _____

Year Built 2017, Bedrooms, _____, Bathrooms, _____

2nd Building : _____ sq. ft. 8'x12', Two Story or _____ Year Built 2015

Bedrooms, _____, Bathrooms, _____

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

Outbuilding (describe): shed sq. ft. 8'x12' Year Built 2015

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

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.

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. : Hand tools, Generator

General Condition of Improvements: Good

SPECIES OF FISH AND GAME IN THE AREA: moose, Bears, fish pike Salmon

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

[Signature] R:R
 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).

REMOTE PROPERTIES LLC