

Property Information

Property Address: S877 Nerison cottage

1. Is there garbage pickup or do you dispose of it yourself?

Where do you take it Town of Coon Dump OR when is pickup / day _____

2. Are there keys to all the doors?

Yes

3. Is internet/fiber optic available? Yes Who is your provider? CVFIC

4. Do all appliances included in the sale work? Yes if not, what does not work? _____

5. Are there any water lines to barns or other outbuildings? No If so, do they have shut offs & where? _____

6. If property is a mobile or manufactured home, do you know where the title is? NA

7. Are there any road maintenance agreements in place? No

8. Does anyone have a first right of refusal on your property? No

9. Who was the builder of your home? Unknown

10. Has your property been surveyed? Yes

11. Do you have, or have you had any pets in the home? No If so, what kind(s) Outdoor only

12. Have you ever paid flood insurance on the property? No

ROOF

Age of roof? 2007, new trusses above kitchen also

HEATING SYSTEM

1. Age of Furnace Unknown. Install was prior to my ownership

2. If you have a furnace, who services it?

Loos Plumbing

COOLING SYSTEM

1. What type of cooling system do you have?

None

2. Age of cooling system? —

WATER HEATER

3. Age of water heater? 2014

ELECTRICAL

2. Has the electrical system ever been updated? Yes

3. Do you have a signed contract in place with the electric company for installing new service to the property? No

For how many months? — Balance remaining? —

SEWER OR SEPTIC

What type: (please circle one) - Municipal - Private - Conventional - Mound - At Grade - Holding Tank - other

Has sewer or septic line ever been cleaned out or broken? No

Are there any plumbing or water lines on the property NOT connected to the septic? No

WELL/MUNICIPAL WATER

Do you have municipal water or a well? No

If a well is it a shared well?

No Only with other house on property

Do you have a filter and/or water softener system? No

Rented/Owned

AVERAGE MONTHLY UTILITY COSTS (for entire prop/bath houses)

Electric: \$100 Provider? Kel Energy

Gas/Fuel Oil: 361.77 every 2 yrs Provider? Premiere Co-op

Water/Sewer: 250 every 3 yrs Provider? Rude's Pumping

Telephone/Internet Provider? CVTCL

Updates & Improvements (Current Owners): siding, insulation of walls, basement, attic.
dry wall, electrical, plumbing, added kitchenette, flooring repairs, seal coating
basement walls, cellar windows & door, pantry remodel

Fixtures Not Included In the Sale:

Some storage shelving - Unattached, Blink Security system
Armoire box stand + pond, tree stand, A sample of up to 5 flower bulbs
Appliances - Upright freezer some patio string lights/timer

Seller Signature Monica B. Kehlen Date 5.5.25

Seller Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

NOTICE: Information in this listing is believed to be correct, but not guaranteed. Buyers/Buyers Agents are encouraged to verify data and conditions to their own satisfaction.



Oakwood Realty LLC