



118 Golden Hill Rd, Durham, NY 12423

\$3,200,000

ML#: 150441

Type: Commercial

Approx Fin SqFt: 21553

Lot - Sq Ft (approx): 1744142

Lot - Acres (approx): 40.0400

Remarks - An Extraordinary Resort in Greene County! We present Gavin's Irish Country Inn. It's an Historic and Premier 3rd Generation Owned & Operated Resort, Inn, Pub, & Restaurant in Durham, NY. This Amazing and Prestigious Offering includes 12 parcels of land with a total of 40.04 acres with beautiful and stunning landscapes, creeks and waterfalls, nature trails, a nostalgic and delightful motel with 56 units, 2 single-family homes, a bar, a dining hall, a restaurant, a commercial kitchen, an outdoor pool, an outdoor stage, outdoor seating areas, a playground, The 12 parcels of land encompass both sides of Golden Hill Rd. There are 2 beautiful creeks - Cornwallville Creek & Thorp Creek. View our stunning pictures of the gorgeous waterfalls. The motel encompasses 56 units-approximately 61 bedrooms, 10 buildings, suites, cottages, efficiencies, family rooms, standard and deluxe rooms, a reception area, a retail area, a dining area, a restaurant, a dining hall, a commercial kitchen, and a pub. The seating capacity in the dining room is approximately 120, 60 to 80 in the smaller dining area-called the Tea Room, 80 to 100 in the pub(max capacity is 120 in the pub), and outdoor seating up to 110. There are 2 single-family homes: one with 5 bedrooms and 2 1/2 baths and one with 3 bedrooms and 2 1/2 baths. It has great proximity to the area's attractions and amenities as it's 15 minutes to Windham Ski Mountain, 5 minutes to Zoom Flume Water Park, 25 minutes to Hunter Ski Mountain, 25 minutes to the Hudson River, 25 minutes to Dutchman's Landing Park/the Historic Catskill Point, 20 minutes to Green Lake, 30 minutes to Colgate Lake, & 45 minutes to Howe Caverns. View our 3D virtual tours of the motel and the properties, our drone aerial photography, and our 3D virtual sky tours.

View Virtual Tour and more details at:

<https://show.tours/118goldenhillrd?b=0>

Public Detail Report

Listings as of 07/15/24 at 10:38pm

Active 10/20/23 **Listing # 150441** **118 Golden Hill Rd, Durham, NY 12423** [Map](#) **Listing Price: \$3,200,000**
County: Greene



Property Type	Commercial	Property Subtype	Commercial
Town (Taxable)	Durham	Approx Finished SqFt	21553
Year Built	1980	Lot Sq Ft (approx)	1744142
Tax Map ID	34.00-6-22	Lot Acres (approx)	40.0400
DOM	269		

[See Additional Pictures](#) [See Virtual Tour](#)

School District Cairo-Durham

Directions From Cairo, take Route 23 West, make a right onto Route 145, make a left onto Golden Hill Rd, the resort is on the right.

Marketing Remark An Extraordinary Resort in Greene County! We present Gavin's Irish Country Inn. It's an Historic and Premier 3rd Generation Owned & Operated Resort, Inn, Pub, & Restaurant in Durham, NY. This Amazing and Prestigious Offering includes 12 parcels of land with a total of 40.04 acres with beautiful and stunning landscapes, creeks and waterfalls, nature trails, a nostalgic and delightful motel with 56 units, 2 single-family homes, a bar, a dining hall, a restaurant, a commercial kitchen, an outdoor pool, an outdoor stage, outdoor seating areas, a playground, The 12 parcels of land encompass both sides of Golden Hill Rd. There are 2 beautiful creeks - Cornwallville Creek & Thorp Creek. View our stunning pictures of the gorgeous waterfalls. The motel encompasses 56 units-approximately 61 bedrooms, 10 buildings, suites, cottages, efficiencies, family rooms, standard and deluxe rooms, a reception area, a retail area, a dining area, a restaurant, a dining hall, a commercial kitchen, and a pub. The seating capacity in the dining room is approximately 120, 60 to 80 in the smaller dining area-called the Tea Room, 80 to 100 in the pub(max capacity is 120 in the pub), and outdoor seating up to 110. There are 2 single-family homes: one with 5 bedrooms and 2 1/2 baths and one with 3 bedrooms and 2 1/2 baths. It has great proximity to the area's attractions and amenities as it's 15 minutes to Windham Ski Mountain, 5 minutes to Zoom Flume Water Park, 25 minutes to Hunter Ski Mountain, 25 minutes to the Hudson River, 25 minutes to Dutchman's Landing Park/the Historic Catskill Point, 20 minutes to Green Lake, 30 minutes to Colgate Lake, & 45 minutes to Howe Caverns. View our 3D virtual tours of the motel and the properties, our drone aerial photography, and our 3D virtual sky tours.

Commission	Sub Agency	0	Buyer Agency	2.5	Brokers Agent Comp	0
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Internet Access	Wired Broadband (Cable, DSL, Fiber Optic)	Special Conditions	None/Unknown
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General Information

911 Address	118 Golden Hill Rd, Durham, NY 12423	Zoning	415-Motel, 210, 314, 312
Lot Size	40.04 Acres	Sign on Property	No

Income/Exp Statement	Yes (With NDA or CA)
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Property Features

Paved Street	Yes	Flood Zone	No
# of Units	58 (56 Motel Units & 2 Single Family Homes)	# of Levels	3.00 (1, 2, & 3 level buildings)
Construction	Frame, Manufactured	Roof	Asphalt, Shingle
Windows	Double Hung	Foundation	Block
Parking	Parking areas and driveways	Green Features	No
Driveway	Yes		

Public Records

School Tax	\$15727.65 (Total Taxes for the 4 Motel Parcels)	Town Tax	\$12535.21 (Total Taxes for the 4 Motel Parcels)
Total Tax	28263	Assessment	\$699000 (Total Taxes for the 4 Motel Parcels)
Assessors	\$1625600.00 (Total Taxes for the 4 Motel Parcels)	Tax Exemptions	No
FulMrktVal			

Utilities

Water	Well (5 wells, 3 wells are in use)	Sewer	Septic Tank (9 to 10 tanks)
Heat Type	Electric, Oil, Forced, Space Heater, Heat Pump	Electric	Circuit Breakers (19 meters)
Water Heater	Electric		

Presented By: **Ted Banta III**

RVW Select Properties



Primary: 518-627-6290
Secondary: 518-466-1219
Other:

E-mail: tedbanta3@yahoo.com

Web Page: <https://rvwselectproperties.com/>

7 W Moorehouse Rd
Cairo, NY 12413
518-943-5303
Fax : 866-466-9172

See our listings online:

<https://rvwselectproperties.com/>

July 2024

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U.S. Patent 6,910,045



Any offers of compensation are made only to participants of the MLS where the listing is filed.

GAVIN'S RESORT: GAVIN'S IRISH COUNTRY INN

Address: 118 Golden Hill Rd, Cornwallville (Durham) NY, 12423

MLS Listing Link:

<https://columbianortherndutchessmls.rapmls.com/scripts/mgrqispi.dll?APPNAME=Columbia&PRGNAME=MLSLogin&ARGUMENT=DmtYSXqDkshkz5qi8BBI/1ZNVBCQaMTDGvfGBvUlhETK3dXJ/smCUXhwM/fXHasO&KeyRid=1>

Multi-Media Website for the Listing: <https://show.tours/118goldenhillrd?b=0>

Gavin's Website: <https://gavinsinn.com/>

General Remarks: An Extraordinary Resort in Greene County! We present Gavin's Irish Country Inn. It's an Historic and Premier 3rd Generation Owned & Operated Resort, Inn, Pub, & Restaurant in Durham, NY. This Amazing and Prestigious Offering includes 12 parcels of land with a total of 40.04 acres with beautiful and stunning landscapes, creeks and waterfalls, nature trails, a nostalgic and delightful motel with 56 units, 2 single-family homes, a bar, a dining hall, a restaurant, a commercial kitchen, an outdoor pool, an outdoor stage, outdoor seating areas, a playground, The 12 parcels of land encompass both sides of Golden Hill Rd. There are 2 beautiful creeks - Cornwallville Creek & Thorp Creek. View our stunning pictures of the gorgeous waterfalls. The motel encompasses 56 units-approximately 61 bedrooms, 10 buildings, suites, cottages, efficiencies, family rooms, standard and deluxe rooms, a reception area, a retail area, a dining area, a restaurant, a dining hall, a commercial kitchen, and a pub. The seating capacity in the dining room is approximately 120, 60 to 80 in the smaller dining area-called the Tea Room, 80 to 100 in the pub(max capacity is 120 in the pub), and outdoor seating up to 110. There are 2 single-family homes: one with 5 bedrooms and 2 1/2 baths and one with 3 bedrooms and 2 1/2 baths. It has great proximity to the area's attractions and amenities as it's 15 minutes to Windham Ski Mountain, 5 minutes to Zoom Flume Water Park, 25 minutes to Hunter Ski Mountain, 25 minutes to the Hudson River, 25 minutes to Dutchman's Landing Park/the Historic Catskill Point, 20 minutes to Green Lake, 30 minutes to Colgate Lake, & 45 minutes to Howe Caverns. View our 3D virtual tours of the motel and the properties, our drone aerial photography, and our 3D virtual sky tours.

Septic, Water, Heat & General Information from the sellers:

For winter purposes and use, the pipes are buried well for buildings 4, 5, 6 and 7. We have opened for New Years Eve and in February and March in the past and have had buildings 6, 7, cottage, rooms 32-35, and the kitchen and pub building open. Buildings 4 & 5 are strong winterized buildings, but the water is piped from our seasonal water tower and has to pass through the poolside suites - rooms 1 and 4. The main building rooms 8 - 31 and the lobby all have electric heat. Now, the lobby area has the new heating system; and rooms 28 - 31 and the tea room have oil heat. The water tower needs to be wintersized in some way, perhaps, a shed over it and probably a heater. The poolside suites and main building would need the plastic piping or PEX tubing. Please see the sketched drawings provided.

How many **units** are there?

- 56 units in the Motel
- Plus, 2 Single Family Homes
- 69 total bedrooms, plus 7 living room areas
- 52 bathrooms and 5/12 ½ bathrooms

What is the **capacity** of the buildings?

- Dining Area: 120 persons comfortably
- Tea Room: 60 to 80 persons
- Pub: 80 to 100 – max capacity is 120, plus there's outdoor dining
- Outdoor Dining: up to 50 under the Dining Room, up to 40 under the Tea Room awning, and up to 20 under the Lobby awning

How many **heating systems** are there?

- Dining Room Building Heat System
- Tea Room Building
- Pub has a Heat Pump
- Lobby has Electric and a Heat Pump
- Units 28 – 31 have oil heat.
- Units 2 & 3 have heat/AC pumps.
- The remaining units have electric heat.

How many **wells** are there? 5 wells, but 3 are mainly used.

How many **septic tanks** are there? Please refer to the sketched drawing.

There are approximately 9 to 10 tanks. Baumann's Septic pumps the tanks each year.

How many **electric services** are there for the motel?

There are approximately 19 meters

Frequently Asked Questions:

Why are the sellers selling?

The resort has been owned and operated by 3 generations. The current generation has a young family, professional careers, and they own another restaurant in addition to the resort. They are selling the resort, concentrating on their careers, and the other restaurant.

What **potential** does the site?

1. Motel
2. Airbnb
3. Conference Center
4. Medical Center and Facility
5. Campground for RVs, campsites, glamping, and yurts
6. Mini-homes
7. Short & Long-Term Rentals

8. RV Site
9. Yurts
10. Residential Development of Homes

Are there **financials** available for the resort?

Yes, you must sign a NDA or a Confidentiality Agreement.

What is the **zoning** for the property?

1. There is no zoning in Durham, NY. The site classifications are as follows:
 - a. Motel is: 415 Motel
 - b. Vacant Land is: 314 Rural Vacant Land
 - c. Single Family Homes: 210 Single Family Homes
 - d. The Site code is: COM 1 & RES 1
 - e. The zoning code is 01

Area Resources:

Greene County Economic Development, Planning, & Tourism Department and the Greene County Economic Development Corporation are business friendly and will work diligently to develop business, housing, and the hospitality industry:

Teri Weiss email: tweiss@discovergreene.com

GC Economic Development, Planning, & Tourism website:

<https://www.greenegovernment.com/departments/planning-and-economic-development>

Greene County Economic Development Corporation – GC E.D.C. website:

<https://greenecountyedc.com/>

Greene County Business Website sponsored by the GC E.D.C:

<https://www.investingreene.com/>

Greene County Tourism & Information Website: The Great Northern Catskills of Greene County: <https://www.greatnortherncatskills.com/>

Greene IDA – Industrial Development Agency: <https://www.greeneida.com>

Town of Durham, NY: <https://www.durhamny.com/>