

65 Quads Way
Windham, NY 12496

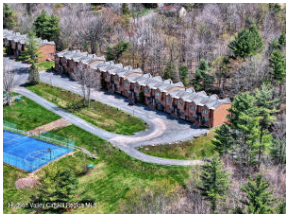
\$139,900



Brought to you as a courtesy of:



Theodore Banta III
RVW Select Properties
Primary Phone: 518-466-1219
Office Phone: 518-943-5303
tedbanta3@yahoo.com
rvwselectproperties.com/



Basics		Details	
Beds	2	Above Grd Fin Area: 1008	Year Built: 1986
Baths	2	Below Grd Fin Area: 0	Acres: 0.01
Baths Full	2	Sub Type: Townhouse	
Living Area	1008		

Additional Info			
Property Attached	Yes	Basement	No
		Fireplace	Yes

Remarks

A 2 Bedroom 2 Bath Townhouse at The Quads in Windham! The 1st floor features a kitchen, a living room, a bath, and a back deck. The 2nd floor features 2 bedrooms and a bath. The community features tennis courts, pickleball courts, a basketball court, a fire pit, and a pool. The HOA fee is 429 per month. It's a great vacation home, ski home, or a seasonal investment property. The home has great proximity to the area's destinations and attractions as it's 5 minutes to the Windham Mountain Golf Club, 7 minutes to Windham Ski Mountain, 20 minutes to Colgate Lake, 20 minutes to Hunter Ski Mountain, 30 minutes to North-South Lake, 15 minutes to Zoom Flume Water Park, & 30 minutes to the Village of Catskill & the Hudson River. Hike and bike on the mountain trails. Ski and snowboard at Windham or Hunter Ski Mountains. Fish, boat, and kayak on the lakes and streams. View our 3D virtual tours, floor plans, and multi-media website of the home and community.

Residential Active
MLS# 20256106

65 Quads Way
Windham, NY 12496
County: Greene

\$139,900
Public Report



Beds:	2	Sub-Type:	Townhouse
Baths - Total (F,H)	2	Township:	Windham
	(2,0)	Town	Windham
Property Attached YN:	Yes	(Taxable):	
Basement YN:	No	911 Address:	65 Quads Way, Windham, NY 12496
Living Area:	1,008	Lot Size Acres:	0.01
Above Grade Finished Area:	1,008	Zoning:	01 Res 1
Below Grade Finished Area:	0	Zoning	Res 1 01 Single
Fireplace YN:	Yes	Description:	Family Residence
Fireplaces Total:	1	Year Built:	1986
		New Construction YN:	No
		Garage YN:	No
		Lease	No
		Considered YN:	

Public Remarks: A 2 Bedroom 2 Bath Townhouse at The Quads in Windham! The 1st floor features a kitchen, a living room, a bath, and a back deck. The 2nd floor features 2 bedrooms and a bath. The community features tennis courts, pickleball courts, a basketball court, a fire pit, and a pool. The HOA fee is 429 per month. It's a great vacation home, ski home, or a seasonal investment property. The home has great proximity to the area's destinations and attractions as it's 5 minutes to the Windham Mountain Golf Club, 7 minutes to Windham Ski Mountain, 20 minutes to Colgate Lake, 20 minutes to Hunter Ski Mountain, 30 minutes to North-South Lake, 15 minutes to Zoom Flume Water Park, & 30 minutes to the Village of Catskill & the Hudson River. Hike and bike on the mountain trails. Ski and snowboard at Windham or Hunter Ski Mountains. Fish, boat, and kayak on the lakes and streams. View our 3D virtual tours, floor plans, and multi-media website of the home and community.

Status Change Timestamp: 12/19/2025
Original List Price: \$139,900
List Price: \$139,900

School District: Wind-Ash-Jewett	Tax Annual Amount: \$2,036	Parcel Number: 96.06-1-65
List Price/SqFt: \$138.79	General Tax: \$959.23	Tax Block: 65
	School Tax: \$1,076.51	Tax Lot: 1
	Tax Assessed Value: \$120,700	Tax Exemptions No
	Assessors Full Market Value: \$230,564	YN:
		Tax Legal Description: 210 Single Family Residence

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Bedroom	Second	12.97	15.31	See Floor Plans	Bathroom	First	5.6	8	See Floor Plans
Bedroom	Second	15.16	15.3	See Floor Plans	Bathroom	Second	4.92	9.77	See Floor Plans
Kitchen	First	15.3	8.43	See Floor Plans	Living Room	First	11.32	15.3	See Floor Plans

Appliances: Dishwasher; Range; Refrigerator

Architectural Style: Other

Book Information: Liber/Book: 2023; Page: 652; Section: 96.06

Community Features: Pool; Tennis Court(s)

Construction Materials: Frame

Electric: 100 Amp Service

Fireplace Features: Living Room

Flooring: Carpet; Linoleum

Foundation Details: Block

Heating: Baseboard; Electric; Fireplace(s)

Laundry Features: Common Area

Levels: Two

Parking Features: Driveway; Shared Driveway

Patio And Porch Features: Deck

Pool Features: In Ground

Roof: Asphalt

Sewer: Shared Septic

Structure Type: Townhouse

View: Mountain(s); Neighborhood

Water Source: Shared Well

Window Features: Casement Window(s)

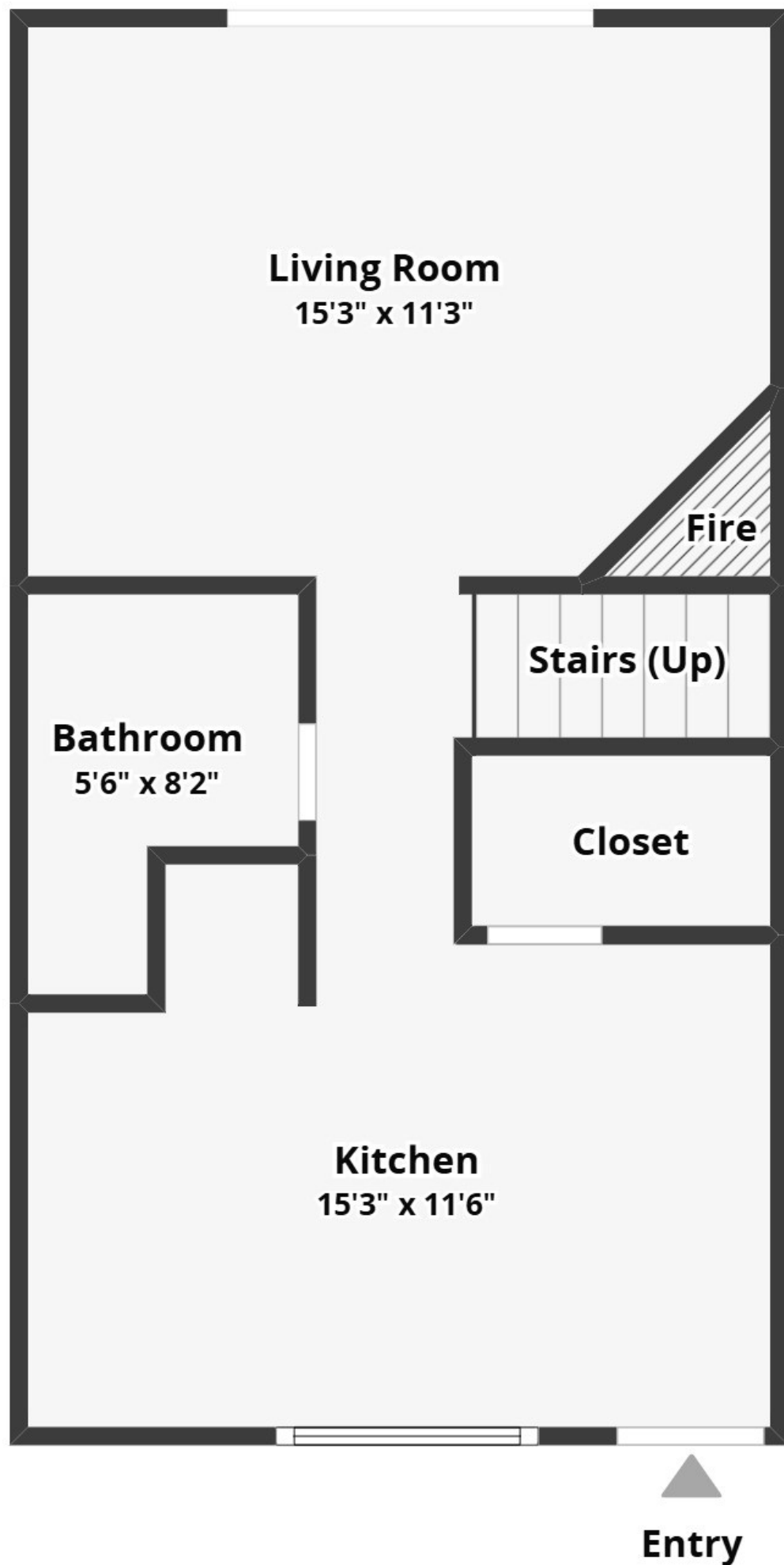


Theodore Banta III
License:10311206649
RVW Select Properties
7 W Moorehouse Rd
Cairo, NY 12413
518-466-1219
518-943-5303
tedbanta3@yahoo.com
<https://rvwselectproperties.com/>

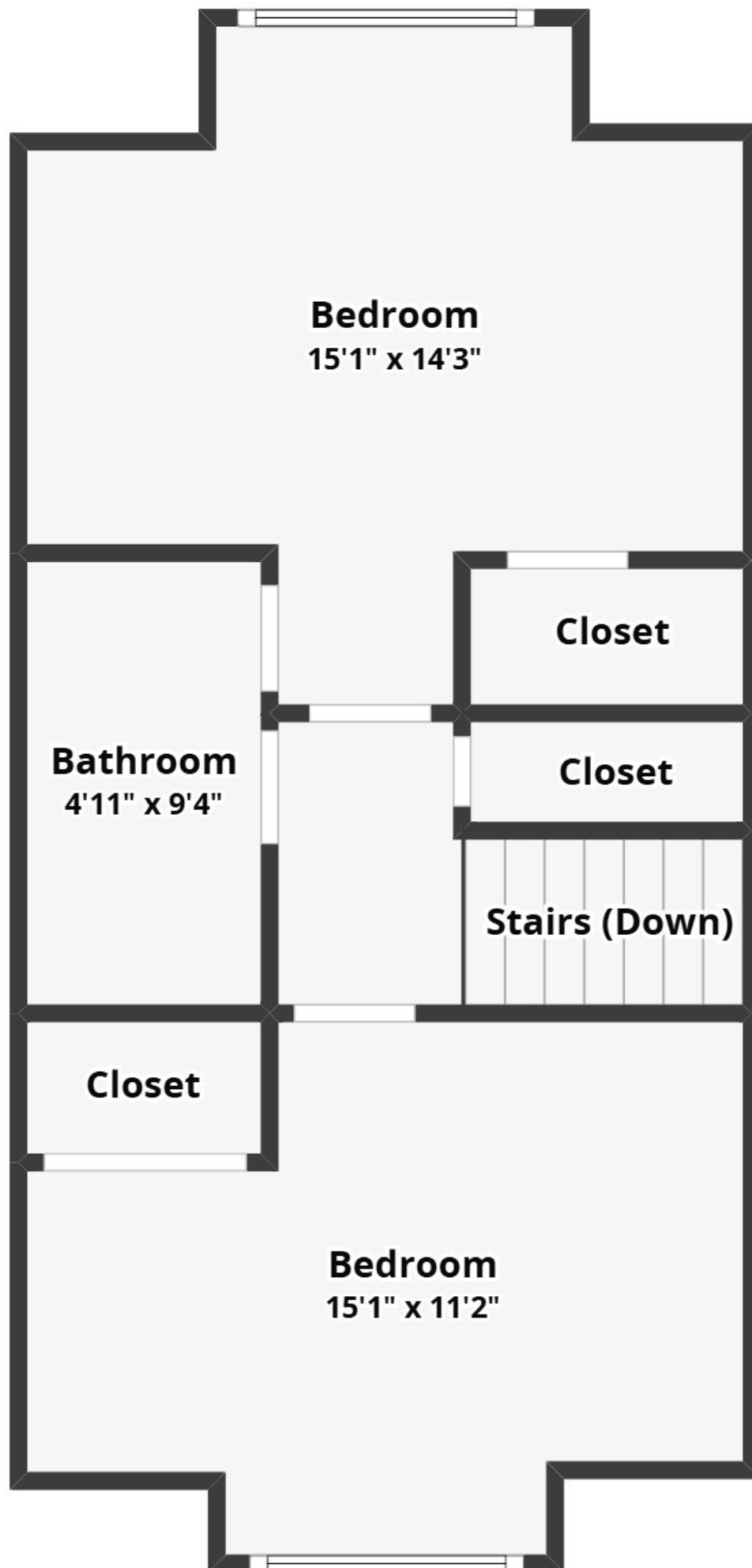


SELECT PROPERTIES

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All dimensions are approximate and subject to independent verification



All dimensions are approximate and subject to independent verification

96.06-1-61
Brochu,
William E.

96.06-1-62
McParland,
Ann Marie

96.06-1-63
Infantolino,
David

96.06-1-64
Donovan,
Michael P.

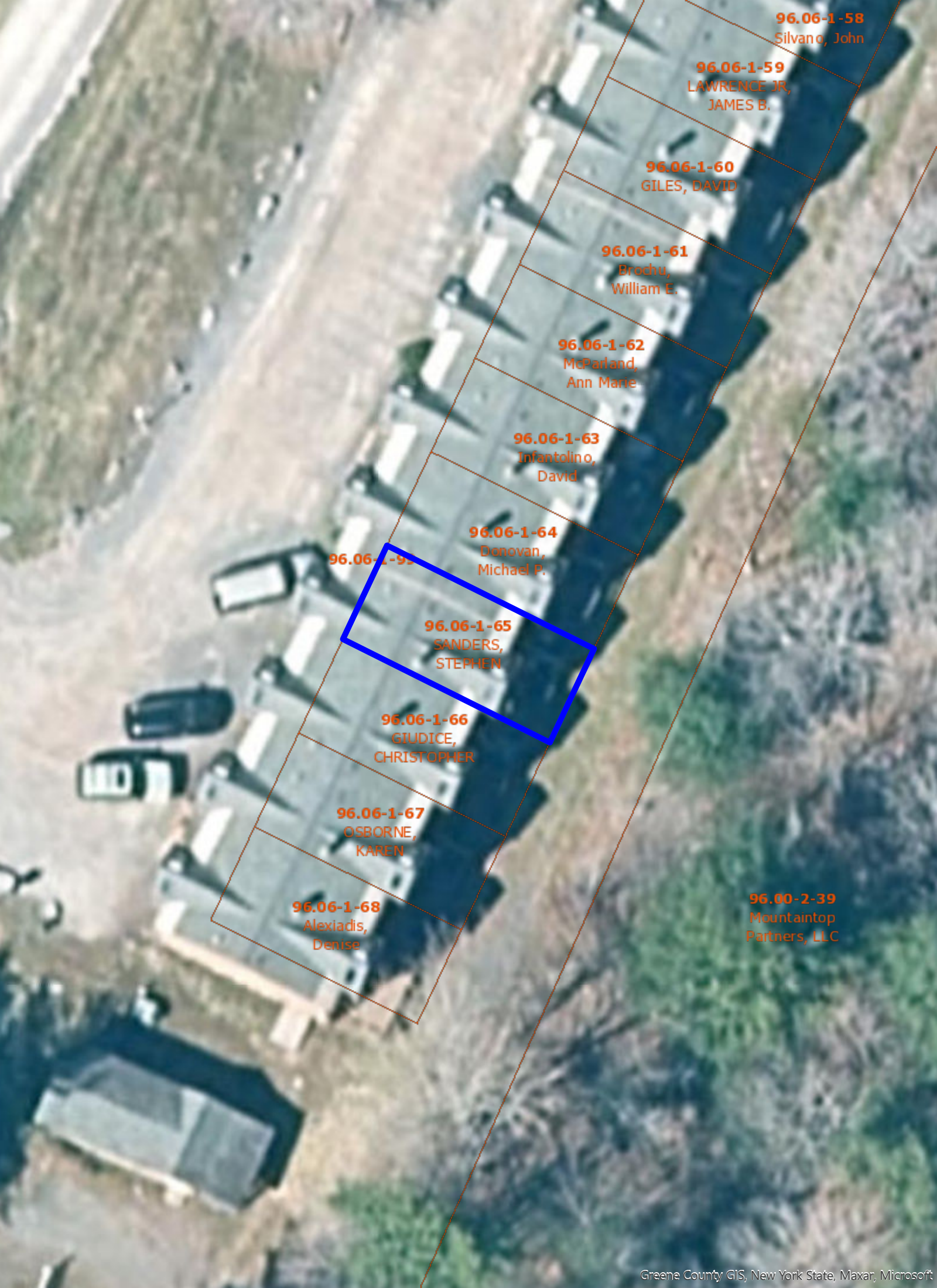
96.06-1-99
96.06-1-65
SANDERS,
STEPHEN

96.06-1-66
GIUDICE,
CHRISTOPHER

96.06-1-67
OSBORNE,
KAREN

96.06-1-68
Alexiadis,
Denise

96.00-2-39
Mountaintop
Partners, LLC



96.06-1-58
Silvano, John

96.06-1-59
LAWRENCE JR,
JAMES B.

96.06-1-60
GILES, DAVID

96.06-1-61
Brochu,
William E.

96.06-1-62
McParland,
Ann Marie

96.06-1-63
Infantolino,
David

96.06-1-64
Denovan,
Michael P.

96.06-1-65

96.06-1-65
SANDERS,
STEPHEN

96.06-1-66
GIUDICE,
CHRISTOPHER

96.06-1-67
OSBORNE,
KAREN

96.06-1-68
Alexiadis,
Denise

96.00-2-39
Mountaintop
Partners, LLC

Greene County



Image Mate Online

Details for Taxes Levied in 2025

Tax Links

Property Info

Tax Info

Municipality of Windham

Swis:	194600	Tax Map ID#:	96.06-1-65
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2025 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	4.132152	120,700.00	498.75
Town Tax	2.712837	120,700.00	327.44
WindhamAmbulanceDist	0.672028	120,700.00	81.11
Windham fire	0.320852	120,700.00	38.73
Bataviakl watershed	0.109333	120,700.00	13.20
			Total: 959.23

2025-26 School
No School tax information is available.



Property and summary tax balance information for the selected parcel is shown to the right. Exemptions are displayed as well if they exist for the property.

You can view or hide tax bill detail and any payments by clicking the bar near the bottom of the page.

If the property appears in other tax years, you can quickly view the tax history for the property. Just select a tax year from the drop-down list at the top of the page.

To request a signed Tax Certification, click the "Request Signed Certificate" button at the bottom of the page.

[Re-enter search conditions](#)

For Tax Year: 2025 School Tax ▼

Last Updated: 11/06/25 12:00 pm

Owner:

SANDERS STEPHEN
 SANDERS DINAH
 ATT: STEPHEN SANDERS
 65 QUADS WAY
 WINDHAM, NY 12496

Tax Map # 96.06-1-65

Tax Bill # 005561

Bank Code:

School Code: 194601

Property Class: 210 Tax Roll: 1

Location: 65 Quads Way
 SWIS: 194600 Windham

Acreage: .01

Frontage: Liber: 2023

Depth: Page: 652

Full Value: 230,564

Assessment: 120,700

STAR Savings: 0.00

Tax Amount: 1,076.51

Tax Paid: 0.00

Balance: 1,076.51
☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	11,927,906	120,700	8.918886	1,076.51

Tax Balance does not include any accrued Late Fees

**Payments shown may not include
 payments made directly to the County**

[Late Fee Schedule](#)
[Tax Certification](#)

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 65 Quads Way, Windham, NY 12496

When any purchase and sale contract is presented for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district established pursuant to the provisions of article 25-AA of the Agricultural and Markets law, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law.

Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.

Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

Initial the following:

 The aforementioned property IS located in an agricultural district.

IS NOT

 The aforementioned property IS NOT located in an agricultural district.

I have received and read this disclosure notice.

Lina Sandvik 1/20/15
Seller Date

Purchaser Date

Seller Date

Purchaser Date

**Carbon Monoxide and Smoke
Detectors/Alarms Disclosure**

1. Regulations require that a functioning carbon monoxide and smoke detector must be installed in every one-and two-family house, co-op or condo constructed or offered for sale.
2. At least one carbon monoxide alarm and smoke detector must be present in each dwelling unit.
3. A carbon monoxide detector must be located in the immediate vicinity of the bedrooms on the lowest floor. For example, if the bedrooms are all on the second floor then the detector must be placed on the second floor near the bedrooms.
4. The carbon monoxide alarms must have UL certification (this will most likely be stated on the packaging) and must be installed according to the manufacturer's instructions.
5. The carbon monoxide alarms may be hardwired to the dwelling, plugged into an outlet or battery operated.
6. If the carbon monoxide detector is part of a fire/burglar/carbon monoxide system or the alarms are monitored by a service, a distinctive alarm must be used to differentiate between the carbon monoxide alarm and the other system functions.
7. The carbon monoxide alarm must be maintained according to the manufacturer's instructions.
8. The alarms shall not be removed except for replacement, service or repair of the alarm.
9. Combination smoke/carbon monoxide detectors are allowed under new regulations if they meet the same criteria above.
10. The regulations DO APPLY for properties "For Sale By Owners".

Purchaser Date

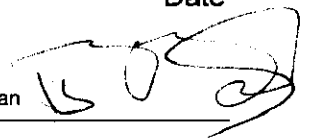


Seller Date

Purchaser Date

Seller Date

Purchasers Agent



Theodore Banta III & Konrad Roman
Sellers Agent



Division of Licensing Services

New York State
Department of State
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001
Customer Service: (518) 474-4429
www.dos.ny.gov

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the

agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not consistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Theodore Banta III & Konrad Roman of RVW Select Properties
(Print Name of Licensee) (Print Name of Company, Firm or Brokerage)

a licensed real estate broker acting in the interest of the:

☒ Seller as a (check relationship below)

☒ Seller's Agent

☐ Broker's Agent

☐ Buyer as a (check relationship below)

☐ Buyer's Agent

☐ Broker's Agent

☐ Dual Agent

☐ Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below.

☐ Advance Informed Consent Dual Agency

☐ Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) Dinah Sanders aka Celina Harben acknowledge receipt of a copy of this disclosure form:

Signature of ☐ Buyer(s) and/or ☒ Seller(s):

Dinah Sanders
Celina Harben

Date: _____

Date: 11/02/05



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website
https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



**Division of
Licensing Services**

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit
<https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Theodore Banta III & Konrad Roman (print name of Real Estate Salesperson/
Broker) of RVW Select Properties (print name of Real Estate company, firm or brokerage)

(I)(We) Dinah Sanders aka Celina Harben

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer/Tenant/Seller/Landlord Signature Dinah Sand Date: 11/22/25

Buyer/Tenant/Seller/Landlord Signature Celina Harben Date: _____

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.