



241 Stonitch Rd, Durham, NY 12423

\$199,900

ML#: 151606

Type: Land

Lot - Acres (approx): 16.0000

Lot - Sq Ft (approx): 696960

Remarks - A Beautiful 16+ Acre Parcel of Land in the Bucolic Setting of Durham! There are mountain views, stone walls, and pastures. The land is flat with a gentle slope. It's a wonderful country setting for a dream home. The land has great proximity to the area's destinations and attractions as it's 20 minutes to Windham Ski Mountain, 30 minutes to Hunter Ski Mountain, 5 minutes to Zoom Flume Water Park, 25 minutes to Green Lake, 30 minutes to Colgate Lake, 30 minutes to Dutchman's Landing, 30 minutes to the Hudson River, and 40 minutes to Howe Caverns. View our 3D virtual tours of the property.

View Virtual Tour and more details at:



Ted Banta III

RVW Select Properties

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

Email: tedbanta3@yahoo.com

The above featured property may not be listed by the office/agent presenting this brochure. Information not guaranteed.

Copyright ©2024 Rapattoni Corporation. All rights reserved.

Public Detail Report

Listings as of 03/01/24 at 12:00pm

Active 02/21/24

Listing # 151606
County: Greene

241 Stonitch Rd, Durham, NY 12423 Map

Listing Price: \$199,900



Property Type	Land	Property Subtype	Land
Town (Taxable)	Durham		
Tax Map ID	21.00-4-90	Lot Sq Ft (approx)	696960
		Lot Acres (approx)	16.0000
DOM	9		

[See Additional Pictures](#)

[See Virtual Tour](#)

School District Cairo-Durham

Directions From Cairo, take Route 145 North. Make a right onto Clay Hill Rd. The property is at the corner of Clay Hill Rd & Stonitch Rd, Between and near 183 Stonitch Rd and 106 Clay Hill Rd.

Marketing Remark A Beautiful 16+ Acre Parcel of Land in the Bucolic Setting of Durham! There are mountain views, stone walls, and pastures. The land is flat with a gentle slope. It's a wonderful country setting for a dream home. The land has great proximity to the area's destinations and attractions as it's 20 minutes to Windham Ski Mountain, 30 minutes to Hunter Ski Mountain, 5 minutes to Zoom Flume Water Park, 25 minutes to Green Lake, 30 minutes to Colgate Lake, 30 minutes to Dutchman's Landing, 30 minutes to the Hudson River, and 40 minutes to Howe Caverns. View our 3D virtual tours of the property.

Commission	Sub Agency	0	Buyer Agency	2	Brokers Agent Comp	0
-------------------	-------------------	---	---------------------	---	---------------------------	---

Special Conditions None/Unknown

General Information

Ag District	Yes	Flood Zone	No
--------------------	-----	-------------------	----

Property Features

Lot Size	16 to 17 acres after subdivision	Topography	Flat, gentle slope
% Wooded	%30.00	% Cleared	%70.00
Survey	Yes	Zoning	322 - Rural Vacant
Paved Street	Yes	Views	Country, Mountain, Neighborhood, Parklike, Pastoral, Wooded
Internet Access	Other	Secluded	No
Road Frontage	Approximately 1, 375'	Land Description	Flat, gentle slope.
Land Perc	Yes, perc test info attached.		

Public Records

School Tax	\$654.75	Town Tax	\$512.22
Assessment	\$29100	Assessors FulMrktVal	\$67700.00

Tax Exemptions No

Utilities

Water	None	Sewer	None
Electric	On Road		

Presented By:

Ted Banta III

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

E-mail: tedbanta3@yahoo.com

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

RVW Select Properties

1169 State Route 23
Catskill, NY 12414
518-943-5303
Fax : 518-943-5306

See our listings online:

<https://rvwselectproperties.com/>

Featured properties may not be listed by the office/agent presenting this brochure.

Information not guaranteed.

Copyright ©2024 Rapattoni Corporation. All rights reserved.

U.S. Patent 6,910,045

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



21.00-4-33
Medynski,
Ann Louise

21.00-4-18
Walsh, John

21.00-4-89
Smith, Wendy

To be retained by seller

21.00-4-31
Walsh, John

21.00-4-30
JARVIS,
MICHAEL B.

21.00-4-90
Agostinoni,
Robert S.

21.00-4-21.12
Bullivant, James

21.00-4-19.1
Langemo LLC

21.00-4-92
Maier Living
Trust

21.00-4-93
Maier Living
Trust

21.00-4-22.112
Reed, David Jr

21.00-4-23
Goodson,
Jeffrey P.

21.00-4-21.112
Guedko, Serguei

21.00-4-33
Medynski,
Ann Louise

21.00-4-18
Walsh, John

21.00-4-89
Smith, Wendy

21.00-4-31
Walsh, John

21.00-4-30
JARVIS,
MICHAEL B.

21.00-4-90
Agostinoni,
Robert S.

21.00-4-21.12
Bullivant, James

21.00-4-19.1
Langemo LLC

21.00-4-92
Maier Living
Trust

21.00-4-93
Maier Living
Trust

21.00-4-22.112
Reed, David Jr

21.00-4-23
Goodson,
Jeffrey P.

21.00-4-21.112
Guedo, Samuel

21.00-4-33
Medynski,
Ann Louise

21.00-4-18
Walsh, John

21.00-4-89
Smith, Wendy

21.00-4-31
Walsh, John

Stonitch Rd

Stonitch Rd

21.00-4-30
JARVIS,
MICHAEL B.

21.00-4-90
Agostinoni,
Robert S.

Clay Hill Rd

21.00-4-21.12
Bullivant, James

21.00-4-19.1
Langemo LLC

21.00-4-92
Maier Living
Trust

21.00-4-93
Maier Living
Trust

21.00-4-22.112
Reed, David Jr

Clay Hill Rd

21.00-4-23
Goodson,
Jeffrey P.

21.00-4-21.112
Quedle, Samuel



21.00-4-47
Tinnirello, Paul

21.00-4-48
Tinnirello, Paul

21.00-4-49
Rohan, John M.

21.00-4-50
Hesse-Nale, Heidi E.

21.00-4-18
Walsh, John

21.00-4-89
Smith, Wendy

183 Stonitch Rd

21.00-4-31
Walsh, John

21.00-4-30
JARVIS,
MICHAEL B.

21.00-4-90
Agostinoni,
Robert S.

22.00-4-1
Bertine,
Raymond

106 Clay Hill Rd

21.00-4-21.12
Bullivant, James

21.00-4-19.1
Langemo LLC

21.00-4-92
Maier
Living Trust

21.00-4-93
Maier
Living Trust

21.00-4-20
Durham
Sani-Fill Inc

21.00-4-24
Livingston,
Stacy

21.00-4-22.112
Reed, David Jr

To be subdivided and kept
by the owner.

Greene County



Image Mate Online

Details for Taxes Levied in 2024

Tax Links
Property Info
Tax Info

Municipality of Durham

Swis:	193000	Tax Map ID#:	21.00-4-90
-------	--------	--------------	------------

2024 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	6.308530	29,100.00	183.58
Town Tax	8.969550	29,100.00	261.01
Ambulance District	1.369993	29,100.00	39.87
Durham fire	0.954053	29,100.00	27.76
			Total: 512.22

2024-25 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: 2023 School Tax (2023-2024) Last Updated: 10/06/23 11:48 am

Owner: Agostinoni Robert S Agostinoni Tracy Lee 27 Banta Ln Cairo, NY 12413	Tax Map # 21.00-4-90 Tax Bill # 004580 Bank Code: School Code: 192401 Property Class: 322 Tax Roll: 1												
Location: Stonitch Rd SWIS: 193000 Durham	Acreage: 18.85 Frontage: Liber: 2021 Depth: Page: 2292												
<table border="1"> <tr><td>Full Value:</td><td>67,700</td></tr> <tr><td>Assessment:</td><td>29,100</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td>Tax Amount:</td><td>654.75</td></tr> <tr><td>Tax Paid:</td><td>654.75</td></tr> <tr><td>Balance:</td><td>0.00</td></tr> </table>		Full Value:	67,700	Assessment:	29,100	STAR Savings:	0.00	Tax Amount:	654.75	Tax Paid:	654.75	Balance:	0.00
Full Value:	67,700												
Assessment:	29,100												
STAR Savings:	0.00												
Tax Amount:	654.75												
Tax Paid:	654.75												
Balance:	0.00												

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	16,266,787	29,100	22.471246	653.91
Library Tax	20,977	29,100	0.028978	0.84

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/29/23	Robert Agostinoni	23571755	654.75	

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](#) | [Request Certification](#)



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:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Seller as a <i>(check relationship below)</i> | <input type="checkbox"/> Buyer as a <i>(check relationship below)</i> |
| <input checked="" type="checkbox"/> Seller's Agent | <input type="checkbox"/> Buyer's Agent |
| <input type="checkbox"/> Broker's Agent | <input type="checkbox"/> Broker's Agent |
| <input type="checkbox"/> Dual Agent | |
| <input type="checkbox"/> 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) Robert S. Agostinoni acknowledge receipt of a copy of this disclosure form:

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

DocuSigned by:
Robert Agostinoni
6FCC6456E36A44C...

Date: _____

Date: 1/31/2024



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) Robert S. Agostinoni

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

Buyer/Tenant/Seller/Landlord Signature  Date: 1/31/2024

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

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