



13 Twin Dr, Hudson, NY 12534

\$474,900

ML#: 151807

Type: Deeded

Bedrooms: 4

Bathrooms: 2 (1 1 0 0)

Approx Finished SqFt: 1735

Remarks - A Beautiful 4 Bedroom, 2 Bath Cape on .48 acres with a 2 Car Garage! The home features a primary bedroom and bath, a living room, a kitchen with a dining area, a laundry room, a full basement, a large rear deck, spacious yards, and a 2 car detached garage. It's a wonderful home in a beautiful setting! It has great proximity to the area's destinations and attractions as it's 15 minutes to downtown Hudson, 15 minutes to the Hudson River, 10 minutes to the Olana State Historic Site, 10 minutes to the Lake Taghkanic State Park, 15 minutes to Red Hook, 15 minutes to the Clermont State Historic Site, & 15 minutes to the Columbia Golf & Country Club. View our 3D virtual tour and 3D sky tour of the home and 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.

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Public Detail Report

Listings as of 03/09/24 at 7:12pm

Active 03/09/24 **Listing # 151807** **13 Twin Dr, Hudson, NY 12534 Map** **Listing Price: \$474,900**
County: Columbia



Property Type	Residential	Property Subtype	Deeded
Town (Taxable)	Livingston	Approx Finished SqFt	1735
Beds	4	Lot Sq Ft (approx)	20909
Baths	2 (1 1 0 0)	Lot Acres (approx)	0.4800
Year Built	2000	DOM	0
Tax Map ID	171.-1-68		

[See Additional Pictures](#)

School District Germantown

Directions From Hudson, take Route 23 East to Route 9 South, turn left onto County Route 19, approximately .9 miles, turn left on Twin Drive (go to the 2nd Twin Dr road), home is on the left.

Marketing Remark A Beautiful 4 Bedroom, 2 Bath Cape on .48 acres with a 2 Car Garage! The homes features a primary bedroom and bath, a living room, a kitchen with a dining area, a laundry room, a full basement, a large rear deck, spacious yards, and a 2 car detached garage. It's a wonderful home in a beautiful setting! It has great proximity to the area's destinations and attractions as it's 15 minutes to downtown Hudson, 15 minutes to the Hudson River, 10 minutes to the Olana State Historic Site, 10 minutes to the Lake Taghkanic State Park, 15 minutes to Red Hook, 15 minutes to the Clermont State Historic Site, & 15 minutes to the Columbia Golf & Country Club. View our 3D virtual tour and 3D sky tour of the home and property.

Commission	Sub Agency	0	Buyer Agency	1.5	Brokers Agent Comp	0
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Property Attached	No	1st Floor	1120
2nd Floor	615	Special Conditions	None/Unknown

General Information

911 Address	13 Twin Drive, Livingston/Hudson, 12534	Sign on Property Views	Yes
Zoning	210 - Single Family Residence	Secluded	No
Internet Access	Wired Broadband (Cable, DSL, Fiber Optic)	Other Buildings	Shed(s)
Paved Street	No		

Room Sizes/Location

First Floor	Bedroom 1 (9.04x9.74), Bedroom 2 (Primary: 12.34x14.90), Bath (Primary, full bath: 12.16x6.03), Living Room (12.32x16.35), Dining Room (11.52x12.33), Kitchen (12.31x10.34), Great Room (3/4 bath: 7.38x5), Other Room (Laundry: 5.58x8.54)	Second Floor	Bedroom 1 (19.63x16.03), Bedroom 2 (16.91x16.01), Other Room (Top of stairs: 9.75x7.87)
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Property Features

Style	Cape	Green Features	No
Condition	Excellent	Color	Beige
Construction	Frame	Roof	Asphalt, Shingle
Garage	Detached	# of Garage Spaces	2.00
Basement	Full	Siding	Vinyl
Windows	Double Hung	Walls	Sheetrock
Floors	Carpet, Laminated, Tile	Foundation	Poured Concrete
Heat Stove	2: 1 in the basement and 1 in the garage.	Heating Stv Location	Basement, Other (Garage)
Heating Stove Type	Wood	Porch/Deck Options	Porch/Deck

Public Records

School Tax Assessment	\$3493.56 \$21500	Town Tax Assessors FulMrktVal	\$2087.72 \$398182.00
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Tax Exemptions No

Utilities

Water Well
Electric 200 Amps
Fuel Oil
Appliances Included Clothes Dryer, Clothes Washer, Dishwasher, Refrigerator, Stove

Sewer Septic Tank
Heat Type Base Board, Hot Water
Water Heater Off Furnace

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/>



March 2024

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

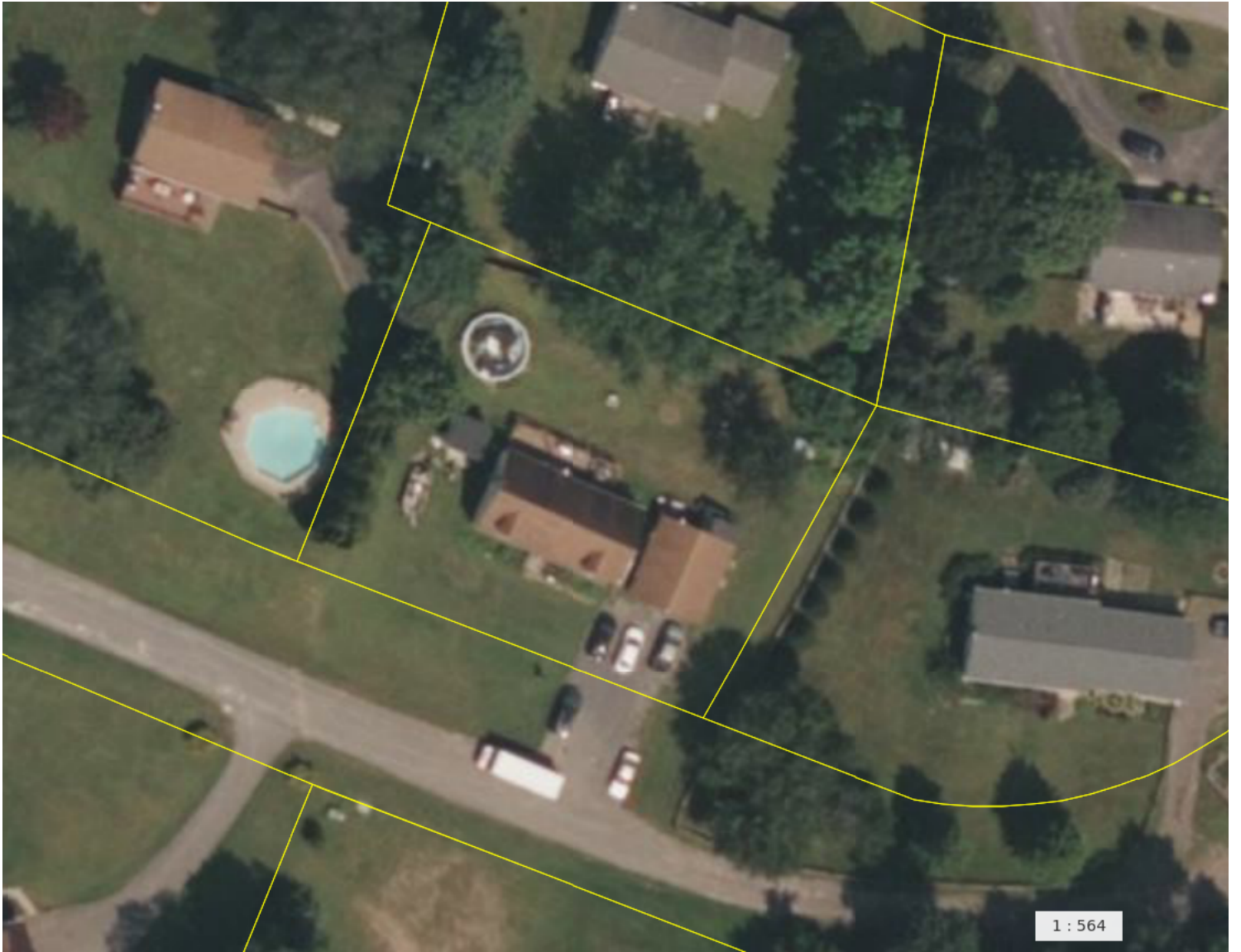
Information not guaranteed.

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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.



Collection: **Town & County 2024**

Fiscal Year Start: 1/1/2024

Fiscal Year End: 12/31/2024

Warrant Date: 12/27/2023

Total Tax Due (minus penalties & interest) \$5,900.59

Tax Bill #	SWIS	Tax Map #	Status
000263	104600	171.-1-68	Unpaid
Address		Municipality	School
13 Twin Dr		Town of Livingston	Germantown

Owners	Property Information	Assessment Information
Capital Group Funding Resource	Roll Section: 1	Full Market Value: 388182.00
60 W 2nd St	Property Class: 1 Family Res	Total Assessed Value: 213500.00
Freeport, NY 11520	Lot Size: 0.48	Uniform %: 55.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
COUNTY TAX	45134797	1.3000	213500.000	6.71233700	\$1,433.08
TOWN TAX	615000	2.0000	213500.000	1.85242000	\$395.49
SCHOOL RLV	0	0.0000	0.000	0.00000000	\$3,812.87
LIVINGSTON FIRE	414612	3.4000	213500.000	1.21381400	\$259.15

Total Taxes: \$5,900.59

FULL PAYMENT OPTION

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Jan 01	Jan 31, 2024	\$5,900.59	\$0.00	\$0.00	\$5,900.59
Feb 01	Feb 29, 2024	\$5,900.59	\$59.01	\$0.00	\$5,959.60
Mar 01	Apr 01, 2024	\$5,900.59	\$118.01	\$0.00	\$6,018.60
Apr 02	Apr 30, 2024	\$5,900.59	\$177.02	\$1.00	\$6,078.61
May 01	May 31, 2024	\$5,900.59	\$236.02	\$1.00	\$6,137.61

Estimated State Aid - Type	Amount
County	24633536.00
Town	367249.00

Mail Payments To:
 Town of Livingston
 Town Clerk / Collector
 Bank of Greene County P.O. Box 247 Germantown NY 12526



**Germantown Central School District
Columbia County**

PAY TO: Germantown Central School Dist, 123 Main Street, Germantown, Ny 12526 518-537-6281 Ext. 2324

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: 11/13/23 10:22 am

Owner: Capital Group Funding Resource 60 W 2nd St Freeport, NY 11520	Tax Map # 171.-1-68 Tax Bill # 002164 Bank Code: School Code: 103602 Property Class: 210 Tax Roll: 1												
Location: 13 Twin Dr SWIS: 104600 LIVINGSTON	Acreage: .48 Frontage: 133 Liber: 953 Depth: 174 Page: 1170												
<table border="1"> <tr><td>Full Value:</td><td>388,182</td></tr> <tr><td>Assessment:</td><td>213,500</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td>Tax Amount:</td><td>3,493.56</td></tr> <tr><td>Tax Paid:</td><td>0.00</td></tr> <tr><td>Balance:</td><td>3,493.56</td></tr> </table>		Full Value:	388,182	Assessment:	213,500	STAR Savings:	0.00	Tax Amount:	3,493.56	Tax Paid:	0.00	Balance:	3,493.56
Full Value:	388,182												
Assessment:	213,500												
STAR Savings:	0.00												
Tax Amount:	3,493.56												
Tax Paid:	0.00												
Balance:	3,493.56												

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	10,340,331	213,500	16.36329	3,493.56

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](#)



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)*

Buyer as a *(check relationship below)*

Seller's Agent

Buyer's Agent

Broker'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) Funding Resources LL Capital Group acknowledge receipt of a copy of this disclosure form:

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

DocuSigned by:



39325596B4DF405...

Date: _____

Date: 2/28/2024



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

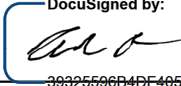
New York State Housing and Anti-Discrimination Disclosure Form

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) Funding Resources LL Capital Group

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

Buyer/Tenant/Seller/Landlord Signature  Date: 2/28/2024

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.