

36422 State Highway 23  
Roxbury, NY 12434

\$675,000



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](mailto:tedbanta3@yahoo.com)  
[rvwselectproperties.com/](http://rvwselectproperties.com/)



### Basics

Beds \*\*\*\*\*  
Baths 2  
Baths Full \*\*\*\*\*  
Living Area 2472

### Details

Sub Type: Business  
Year Built: 2014  
Acres: 0.75

### Additional Info

Flood Plain No

### Remarks

A Great Opportunity to Own & Operate A High Profile Commercial Property & Business in Roxbury/Grand Gorge on State Highway 23! The property features .75 acres, ample parking with 2 driveways, signage, municipal water & sewer, a well maintained 2,500 sq ft building with indoor and outdoor dining, a full commercial kitchen, an ice cream station, a security system, current inventory, equipment, and an established business in Roxbury/Grand Gorge: Sundaes Restaurant & Tasty Freeze. Sundae's specializes in steak, burgers, pizza, and ice cream. The outdoor dining is under a large pavilion. The owner considered turing the pavilion into an all-season or a multi-season indoor/outdoor facility. The property has been approved for EV charging stations-with half to be paid by NYSEG. The property has great access to the area's destinations and attractions in the Great Western Catskills. Go to the Great Western Catskills website to see all that the area offers. It's 20 minutes to Windham Ski Mountain, and 30 minutes to Belleayre and Plattekill Ski Mountains. It's a Great Property & Business in a Prime Location! View our 3D virtual tour, 3D sky tour, drone aerial photography, and multi-media website for the building and property.



<b>Number Of Units Total:</b>	1	<b>Sub-Type:</b>	Business
<b>Stories:</b>	1	<b>Township:</b>	Roxbury
<b>Building Area Total:</b>	2,472	<b>Town (Taxable):</b>	Grand Gorge
<b>Year Built:</b>	2014	<b>911 Address:</b>	36422 Route 23, Roxbury, NY 12434
		<b>Lot Size Acres:</b>	0.75
		<b>Lot Size</b>	.75 acres
		<b>Dimensions:</b>	
		<b>Zoning:</b>	422
		<b>Zoning</b>	422 - Diner
		<b>Description:</b>	
		<b>Flood Plain YN:</b>	No
		<b>Frontage</b>	See maps
		<b>Length:</b>	
		<b>Lease</b>	Yes
		<b>Considered YN:</b>	
		<b>Lease Term:</b>	Negotiable

**Public Remarks:** A Great Opportunity to Own & Operate A High Profile Commercial Property & Business in Roxbury/Grand Gorge on State Highway 23! The property features .75 acres, ample parking with 2 driveways, signage, municipal water & sewer, a well maintained 2,500 sq ft building with indoor and outdoor dining, a full commercial kitchen, an ice cream station, a security system, current inventory, equipment, and an established business in Roxbury/Grand Gorge: Sundae's Restaurant & Tasty Freeze. Sundae's specializes in steak, burgers, pizza, and ice cream. The outdoor dining is under a large pavilion. The owner considered turing the pavilion into an all-season or a multi-season indoor/outdoor facility. The property has been approved for EV charging stations- with half to be paid by NYSEG. The property has great access to the area's destinations and attractions in the Great Western Catskills. Go to the Great Western Catskills website to see all that the area offers. It's 20 minutes to Windham Ski Mountain, and 30 minutes to Belleayre and Plattekill Ski Mountains. It's a Great Property & Business in a Prime Location! View our 3D virtual tour, 3D sky tour, drone aerial photography, and multi-media website for the building and property.

**Possession:** Close Of Escrow

**Status Change Timestamp:** 08/19/2024  
**Original List Price:** \$795,000  
**List Price:** \$675,000

**School District:** Roxbury Central Schools  
**List Price/SqFt:** \$273.06

**Tax Annual Amount:** \$6,973  
**Tax Year:** 0  
**General Tax:** \$0  
**School Tax:** \$2,860.65  
**Village Tax:** \$0  
**Town Tax:** \$4,111.66  
**Tax Assessed Value:** \$400,900  
**Assessors Full Market Value:** \$400,900

**Parcel Number:** 91.2-9-5  
**Tax Block:** 5  
**Tax Lot:** 9  
**Tax Exemptions YN:** No

**Book Information:** Liber/Book: 1633; Page: 65; Section: 91.2

**Business Type:** Commercial; Fast Food; Ice Cream/Frozen Yogurt; Restaurant

**Construction Materials:** Brick; Frame; Metal Siding

**Cooling:** Wall Unit(s)

**Electric:** Circuit Breakers

**Foundation Details:** Slab

**Heating:** Hot Water

**Income and Expenses:** Financials Available Y/N: Yes; Gross Income: 0; Maintenance Expense: 0

**Listing Terms:** Cash; Conventional

**Location:** Rural

**Lot Features:** Level

**Road Frontage Type:** State Road

**Road Surface Type:** Asphalt; Paved

**Roof:** Asphalt; Shingle

**Security Features:** Security System

**Sewer:** Public Sewer

**Water Source:** Public



**Theodore Banta III License:**10311206649

RVW Select Properties

7 W Moorehouse Rd

Cairo, NY 12413

518-466-1219

518-943-5303

[tedbanta3@yahoo.com](mailto:tedbanta3@yahoo.com)

<https://rvwselectproperties.com/>



SELECT PROPERTIES

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91.2-9-1

72.1-28.1

72.1-23.1

91.2-9-2

91.2-9-3

91.2-9-4

91.2-1-1

91.2-1-2

91.2-9-5

91.2-1-3

72.1-24

91.2-1-4

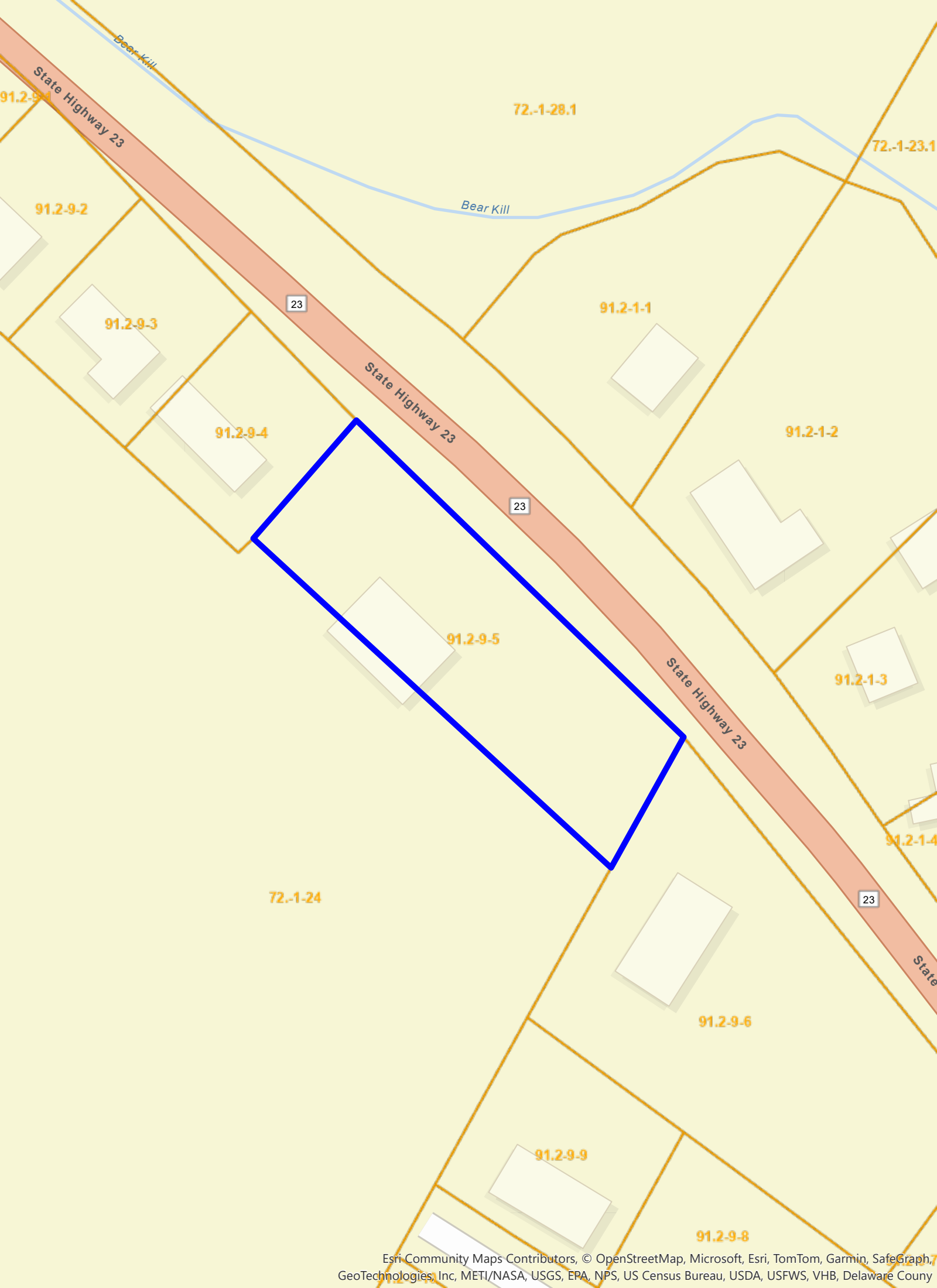
91.2-9-6

91.2-9-9

91.2-9-8

91.2-9-7

91.2-9-10



Collection: **Town & County 2025**

**Fiscal Year Start:** 1/1/2025

**Fiscal Year End:** 12/31/2025

**Warrant Date:** 12/27/2024

**Total Tax Due (minus penalties & interest)**     \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/31/2025	1/31/2025	\$4,111.66	\$4,111.66	\$0.00	\$0.00	Mail	Full Payment - Bank Payment

Tax Bill #	SWIS	Tax Map #	Status
002002	124800	91.2-9-5	Payment Posted
Address	Municipality	School	
36422 State Hwy 23	Town of Roxbury	ROXBURY	

Owners	Property Information	Assessment Information
Mumbolo Andy	<b>Roll Section:</b> 1	<b>Full Market Value:</b> 400900.00
PO Box 64	<b>Property Class:</b> Diner/lunch	<b>Total Assessed Value:</b> 400900.00
Grand Gorge, NY 12434	<b>Lot Size:</b> 0.75	<b>Uniform %:</b> 100.00

Exemption	Amount
Bus Im CTS	30000.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County General	3035223	9.1000	370900.000	4.00950700	\$1,487.13
Town General & Hwy	2377356	0.6000	370900.000	3.14514800	\$1,166.54
Grand gorge fd	154693	2.5000	400900.000	0.83611800	\$335.20
Grand gorge water	100920	25.2000	400900.000	2.80068200	\$1,122.79

**Total Taxes: \$4,111.66**

Estimated State Aid - Type	Amount
Town	12814.00

**Mail Payments To:**  
Bonnie Walker  
Tax Collector  
PO Box 243 Roxbury, NY 12474



# Info-Tax Online

## Roxbury Central School Delaware County

PAY TO: Lacey Haskin, 396 Caulkins Rd, Gilboa, Ny 12076 518-827-3139

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: 2024 School Tax (2024-2025) ▼

Last Updated: 11/07/24 09:51 am

Owner:		Tax Map #	91.2-9-5
Mumbolo Andy		Tax Bill #	002325
37369 State Hwy 23		Bank Code:	4339
PO Box 147		School Code:	124802
Grand Gorge, NY 12434		Property Class:	422
		Tax Roll:	1
Location: 36422 State Hwy 23		Acreage:	.75
SWIS: 124800 Roxbury		Frontage:	320
		Liber:	1633
		Depth:	96
		Page:	65
Code	Description	Exemption	
47610	BUSINAF897	30,000	
Full Value:		400,900	
Assessment:		400,900	
STAR Savings:		0.00	
<b>Tax Amount:</b>		<b>2,860.65</b>	
Tax Paid:		2,860.65	
<b>Balance:</b>		<b>0.00</b>	

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
Roxbury Central Sch	6,294,985	370,900	7.712736	2,860.65

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/30/24	Lereta	658600	2,860.65	

**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)

☒ 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

☐

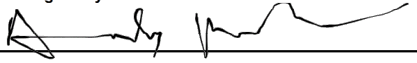
Advance Informed Consent to Dual Agency with Designated Sales Agents

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) Andy Mumbulo acknowledge receipt of a copy of this disclosure form:

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

\_\_\_\_\_  
 \_\_\_\_\_

Signed by:   
 342D87D14AB344F...

Date: \_\_\_\_\_

Date: 8/6/2024



## Division of Licensing Services

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

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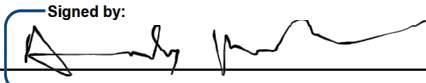
### New York State Housing and Anti-Discrimination Disclosure Form

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) Andy Mumbulo

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

Buyer/Tenant/Seller/Landlord Signature  Date: 8/6/2024

Signed by:  
342D87D14AB344F...

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.