



118 Golden Hill Rd, Durham, NY 12423

\$2,300,000

ML#: 155186

Type: Commercial

Approx Fin SqFt: 18806

Lot - Sq Ft (approx): 913018

Lot - Acres (approx): 20.9600

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 4 parcels of land with a total of 20.96 acres with beautiful and stunning landscapes, creeks and waterfalls, nature trails, a nostalgic and delightful motel with 56 units, a bar, a dining hall, a restaurant, a commercial kitchen, an outdoor pool, an outdoor stage, outdoor seating areas, & a playground. 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 8 additional parcels for sale with 19.08 acres and 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 destinations 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.

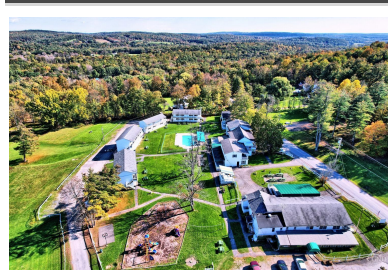
View Virtual Tour and more details at:

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

Public Detail Report

Listings as of 04/01/25 at 10:07pm

Active 11/07/24 **Listing # 155186** **118 Golden Hill Rd, Durham, NY 12423** [Map](#) **Listing Price: \$2,300,000**
County: Greene



Property Type	Commercial	Property Subtype	Commercial
Town (Taxable)	Durham		
		Approx Finished SqFt	18806
Year Built	1980		
Tax Map ID	34.00-6-22	Lot Sq Ft (approx)	913018
DOM	145	Lot Acres (approx)	20.9600

[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 4 parcels of land with a total of 20.96 acres with beautiful and stunning landscapes, creeks and waterfalls, nature trails, a nostalgic and delightful motel with 56 units, a bar, a dining hall, a restaurant, a commercial kitchen, an outdoor pool, an outdoor stage, outdoor seating areas, & a playground. 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 8 additional parcels for sale with 19.08 acres and 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 destinations 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.

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, 314
Lot Size	20.96 Acres	Sign on Property	No
Income/Exp Statement	Yes (With NDA or CA)		

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 Assessment	\$15392.38 (Total Taxes for the 4 Motel Parcels) \$699000 (Total Taxes for the 4 Motel Parcels)	Town Tax Assessors FulMrktVal	\$12649.05 (Total Taxes for the 4 Motel Parcels) \$1684400.00 (Total Taxes for the 4 Motel Parcels)
Tax Exemptions	No		

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

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

E-mail: tedbanta3@yahoo.com

RVW Select Properties

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

See our listings online:

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



RWV | SELECT PROPERTIES

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/>

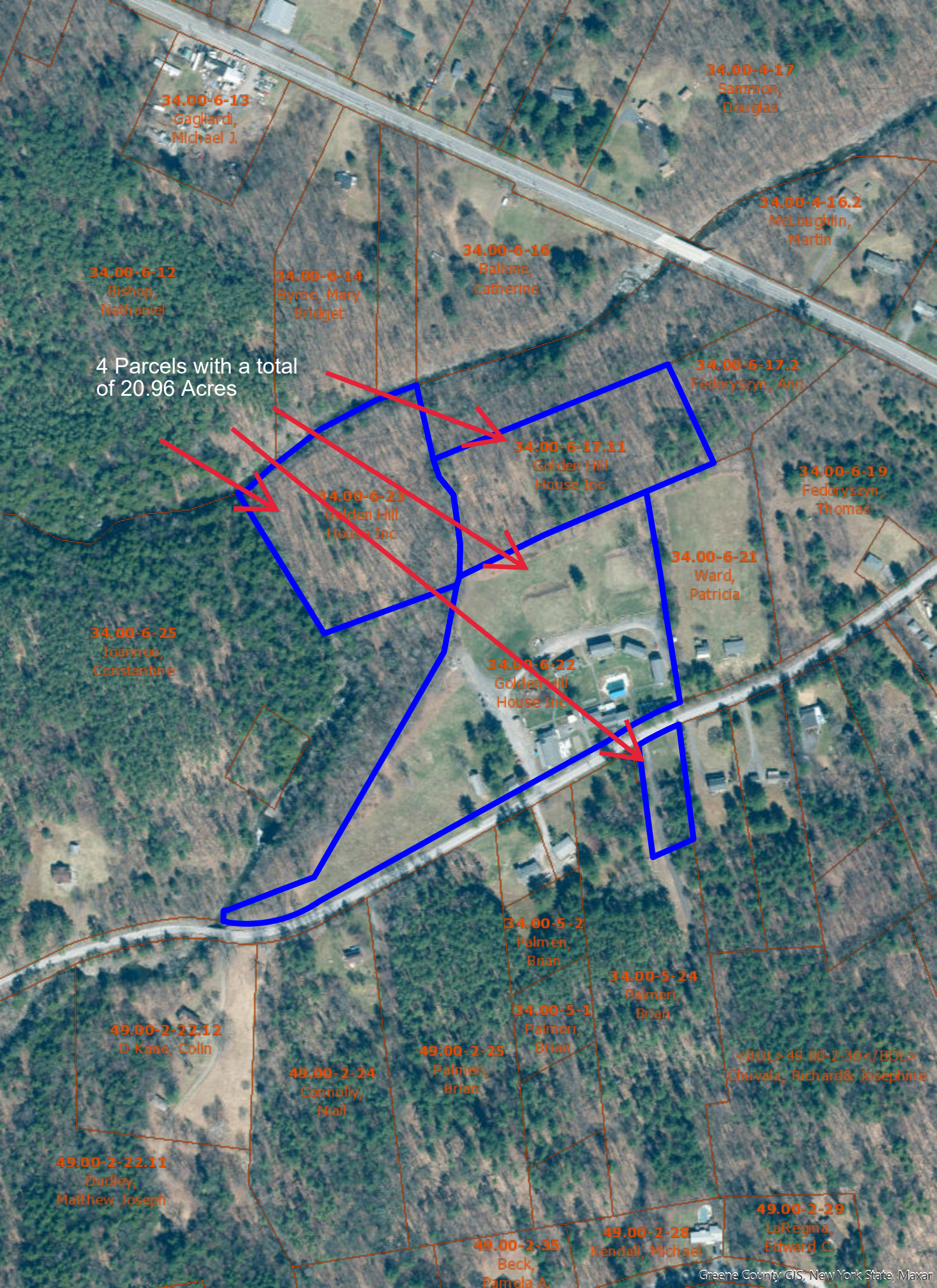
Greene County Business Website sponsored by the GC E.D.C:

<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/>



34.00-6-13
Gagliardi,
Michael J.

34.00-4-17
Sammon,
Douglas

34.00-4-16.2
McLaughlin,
Martin

34.00-6-12
Bishop,
Nathaniel

34.00-6-14
Byrne, Mary
Bridget

34.00-6-16
Ballone,
Catherine

4 Parcels with a total
of 20.96 Acres

34.00-6-17.2
Fedoryszyn, Ann

34.00-6-17.11
Golden Hill
House Inc

34.00-6-19
Fedoryszyn,
Thomas

34.00-6-23
Golden Hill
House Inc

34.00-6-21
Ward,
Patricia

34.00-6-25
Ioannou,
Constantine

34.00-6-22
Golden Hill
House Inc

49.00-2-22.12
O Kane, Colin

49.00-2-24
Connolly,
Niall

49.00-2-25
Palmeri,
Brian

34.00-5-2
Palmeri,
Brian

34.00-5-24
Palmeri,
Brian

34.00-5-1
Palmeri,
Brian

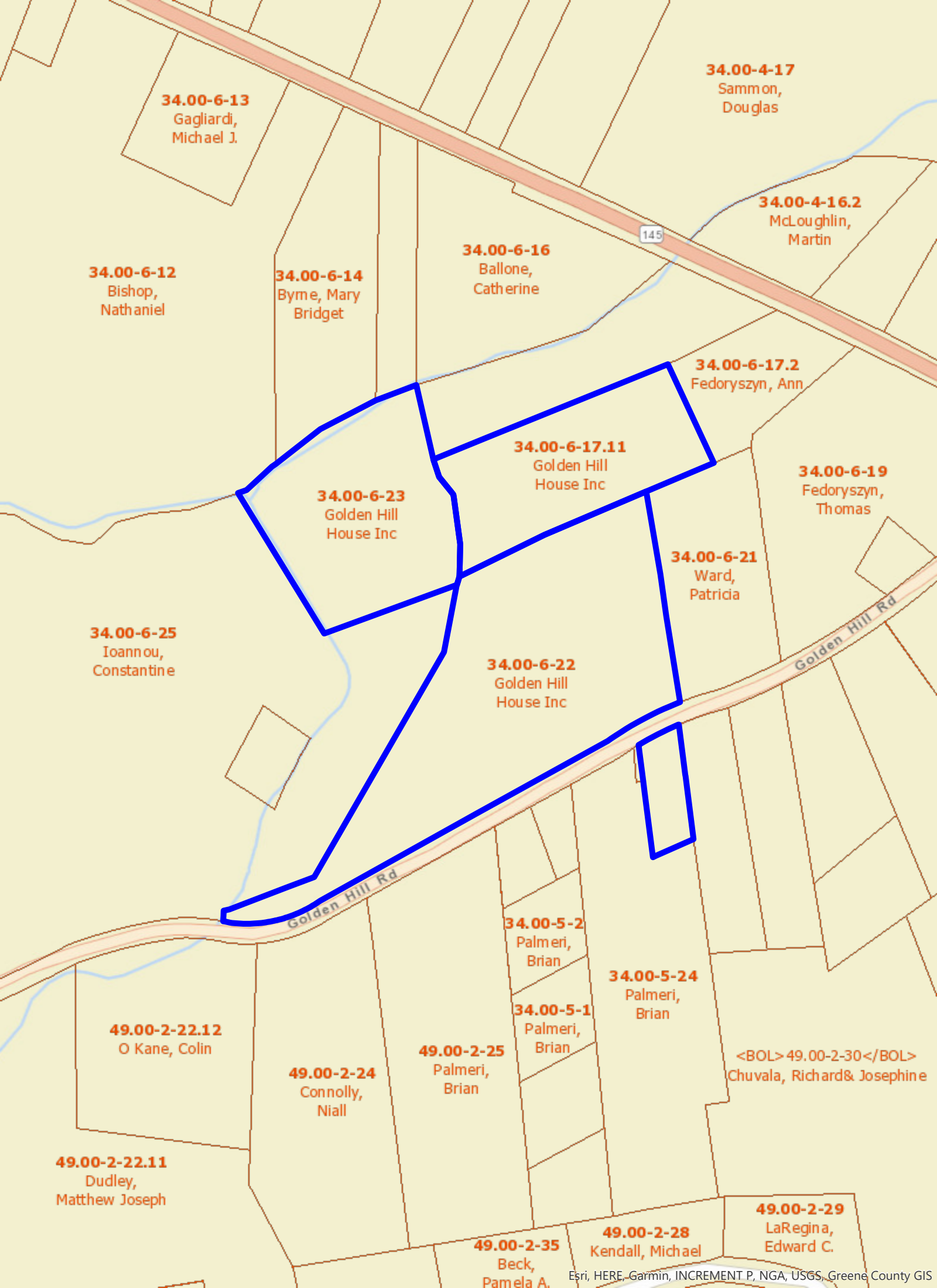
<BOL> 49.00-2-30 </BOL>
Chevala, Richard & Josephine

49.00-2-22.11
Dudley,
Matthew Joseph

49.00-2-35
Beck,
Pamela A.

49.00-2-28
Kendall, Michael

49.00-2-29
LaRegina,
Edward C.



34.00-6-13
Gagliardi,
Michael J.

34.00-4-17
Sammon,
Douglas

34.00-4-16.2
McLoughlin,
Martin

34.00-6-12
Bishop,
Nathaniel

34.00-6-14
Byrne, Mary
Bridget

34.00-6-16
Ballone,
Catherine

34.00-6-17.2
Fedoryszyn, Ann

34.00-6-17.11
Golden Hill
House Inc

34.00-6-19
Fedoryszyn,
Thomas

34.00-6-23
Golden Hill
House Inc

34.00-6-21
Ward,
Patricia

34.00-6-25
Ioannou,
Constantine

34.00-6-22
Golden Hill
House Inc

Golden Hill Rd

49.00-2-22.12
O Kane, Colin

49.00-2-24
Connolly,
Niall

49.00-2-25
Palmeri,
Brian

34.00-5-2
Palmeri,
Brian

34.00-5-24
Palmeri,
Brian

34.00-5-1
Palmeri,
Brian

<BOL> 49.00-2-30 </BOL>
Chuala, Richard & Josephine

49.00-2-22.11
Dudley,
Matthew Joseph

49.00-2-35
Beck,
Pamela A.

49.00-2-28
Kendall, Michael

49.00-2-29
LaRegina,
Edward C.



34.00-6-13
Gagliardi,
Michael J.

34.00-4-17
Sammon,
Douglas

34.00-4-16.2
McLaughlin,
Martin

34.00-6-16
Ballone,
Catherine

34.00-6-12
Bishop,
Nathaniel

34.00-6-14
Byrne, Mary
Bridget

34.00-6-17.2
Fedoryszyn, Ann

34.00-6-17.11
Golden Hill
House Inc

34.00-6-19
Fedoryszyn,
Thomas

34.00-6-23
Golden Hill
House Inc

34.00-6-21
Ward,
Patricia

34.00-6-25
Ioannou,
Constantine

34.00-6-22
Golden Hill
House Inc

34.00-5-2
Palmeri,
Brian

34.00-5-24
Palmeri,
Brian

49.00-2-22.12
O Kane, Colin

49.00-2-24
Connolly,
Niall

49.00-2-25
Palmeri,
Brian

<BOL>49.00-2-30</BOL>
Chevala, Richard & Josephine

34.00-5-1
Palmeri,
Brian

49.00-2-22.11
Dudley,
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Kendall, Michael

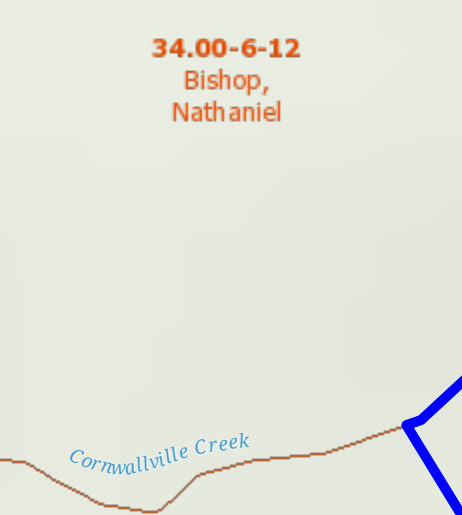
49.00-2-29
LaRegina,
Edward C.

34.00-6-13
Gagliardi,
Michael J.



34.00-4-16.2
McLoughlin,
Martin

34.00-6-12
Bishop,
Nathaniel



Cornwallville Creek

34.00-6-14
Byme, Mary
Bridget

34.00-6-16
Ballone,
Catherine

Thorp Creek

34.00-6-17.2
Fedoryszyn, Ann

7.11

34.00-6-17.11
Golden Hill
House Inc

34.00-6-23
Golden Hill
House Inc

Thorp Creek

Thorp Creek

34.00-6-19
Fedoryszyn,
Thomas

34.00-6-21
Ward,
Patricia

34.00-6-25
Ioannou,
Constantine

34.00-6-22
Golden Hill
House Inc

34.00-5-2 Palmeri, Brian

34.00-5-1 Palmeri, Brian

34.00-5-24
Palmeri,
Brian

Thorp Creek

49.00-2-22.12
O Kane, Colin

49.00-2-24
Connolly,
Niall

49.00-2-25
Palmeri,
Brian

34.00-5-1
Palmeri,
Brian

<BOL> 49.00-2-30</BOL>
Chuvala, Richard & Josephine

49.00-2-22.11
Dudley,
Matthew Joseph

49.00-2-29
LaRegina,
Esri Community Maps Co
s, Inc. METI/NASA, USGS,
Census

49.00-2-28
DC, Esri, Garmin, NaturalVue
Kendall Michael
, SafeGraph, GeoTechnology

e-County GIS, NOAA, NG
osoft, Esri, HERE, Garmin

Beck,
Pamela A.

Greene County



Details for Taxes Levied in 2025

Tax Links
Property Info
Tax Info

Municipality of Durham

Swis:	193000	Tax Map ID#:	34.00-6-22
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2025 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	6.073766	681,000.00	4,136.23
Town Tax	9.221036	681,000.00	6,279.53
Ambulance District	1.484426	681,000.00	1,010.89
E durham fire	1.316693	681,000.00	896.67
			Total: 12,323.32

2025-26 School
No School tax information is available.

Total Town & County Taxes for 2025 = \$12,649.05

Greene County



Details for Taxes Levied in 2025

Tax Links

Property Info

Tax Info

Municipality of Durham

Swis:	193000	Tax Map ID#:	34.00-6-23
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2025 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	6.073766	5,500.00	33.41
Town Tax	9.221036	5,500.00	50.72
Ambulance District	1.484426	5,500.00	8.16
E durham fire	1.316693	5,500.00	7.24
			Total: 99.53

2025-26 School
No School tax information is available.

Greene County



Details for Taxes Levied in 2025

Tax Links

Property Info

Tax Info

Municipality of Durham

Swis:	193000	Tax Map ID#:	34.00-6-17.11
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2025 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	6.073766	4,500.00	27.33
Town Tax	9.221036	4,500.00	41.49
Ambulance District	1.484426	4,500.00	6.68
E durham fire	1.316693	4,500.00	5.93
			Total: 81.43

2025-26 School
No School tax information is available.

Greene County



Details for Taxes Levied in 2025

Tax Links

[Property Info](#)
[Tax Info](#)

Municipality of Durham

Swis:	193000	Tax Map ID#:	34.00-5-25
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2025 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	6.073766	8,000.00	48.59
Town Tax	9.221036	8,000.00	73.77
Ambulance District	1.484426	8,000.00	11.88
E durham fire	1.316693	8,000.00	10.53
			Total: 144.77

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: 2024 School Tax (2024-2025) ▼

Last Updated: 09/13/24 02:40 pm

Owner:	Tax Map # 34.00-6-22
Golden Hill House Inc	Tax Bill # 005405
118 Golden Hill Rd	Bank Code: Lereta
Cornwallville, NY 12418	School Code: 192401
	Property Class: 415 Tax Roll: 1
Location: 118 Golden Hill Rd	Acreage: 11.12
SWIS: 193000 Durham	Frontage: Liber:
	Depth: Page:

Full Value:	1,641,000
Assessment:	681,000
STAR Savings:	0.00
Tax Amount:	15,288.30
Tax Paid:	0.00
Balance:	15,288.30

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	16,700,576	681,000	22.420589	15,268.42
Library Tax	21,745	681,000	0.029195	19.88

Tax Balance does not include any accrued Late Fees

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

[Pay Balance](#) |
 [Late Fee Schedule](#) |
 [Tax Certification](#) |
 [Request Certification](#)



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[Re-enter search conditions](#)

For Tax Year: 2024 School Tax (2024-2025) ▼

Last Updated: 09/13/24 02:40 pm

Owner:	Tax Map # 34.00-5-25
Golden Hill House Inc	Tax Bill # 005377
Bernadette Gavin Palmieri	Bank Code: Lereta
118 Golden Hill Rd	School Code: 192401
Cornwallville, NY 12418	Property Class: 314 Tax Roll: 1
Location: 103 Golden Hill Rd	Acreage: .73
SWIS: 193000 Durham	Frontage: Liber: 1398
	Depth: Page: 285

Full Value:	19,300
Assessment:	8,000
STAR Savings:	0.00
Tax Amount:	179.59
Tax Paid:	0.00
Balance:	179.59

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	16,700,576	8,000	22.420589	179.36
Library Tax	21,745	8,000	0.029195	0.23

Tax Balance does not include any accrued Late Fees

**Payments shown may not include
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Pay Balance	Late Fee Schedule	Tax Certification	Request Certification
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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: 09/13/24 02:40 pm

Owner:	Tax Map # 34.00-6-23
Golden Hill House Inc	Tax Bill # 005406
118 Golden Hill Rd	Bank Code: Lereta
Cornwallville, NY 12418	School Code: 192401
	Property Class: 314 Tax Roll: 1
Location: Golden Hill Rd	Acreage: 5.11
SWIS: 193000 Durham	Frontage: Liber: 1060
	Depth: Page: 335

Full Value:	13,300
Assessment:	5,500
STAR Savings:	0.00
Tax Amount:	123.47
Tax Paid:	0.00
Balance:	123.47

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	16,700,576	5,500	22.420589	123.31
Library Tax	21,745	5,500	0.029195	0.16

Tax Balance does not include any accrued Late Fees

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[Pay Balance](#) |
 [Late Fee Schedule](#) |
 [Tax Certification](#) |
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[Re-enter search conditions](#)

For Tax Year: 2024 School Tax (2024-2025) ▼

Last Updated: 09/13/24 02:40 pm

Owner:	Tax Map #	34.00-6-17.11
Golden Hill House Inc	Tax Bill #	005398
118 Golden Hill Rd	Bank Code:	Lereta
Cornwallville, NY 12418	School Code:	192401
	Property Class:	314
	Tax Roll:	1
	Acreage:	4
Location: Route 145	Frontage:	Liber: 1060
SWIS: 193000 Durham	Depth:	Page: 335
	Full Value:	10,800
	Assessment:	4,500
	STAR Savings:	0.00
	Tax Amount:	101.02
	Tax Paid:	0.00
	Balance:	101.02

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	16,700,576	4,500	22.420589	100.89
Library Tax	21,745	4,500	0.029195	0.13

Tax Balance does not include any accrued Late Fees

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

[Pay Balance](#)
[Late Fee Schedule](#)
[Tax Certification](#)
[Request Certification](#)

Total 2024 School Taxes for the 4 Motel Parcels = \$15,692.38



Local Attractions:

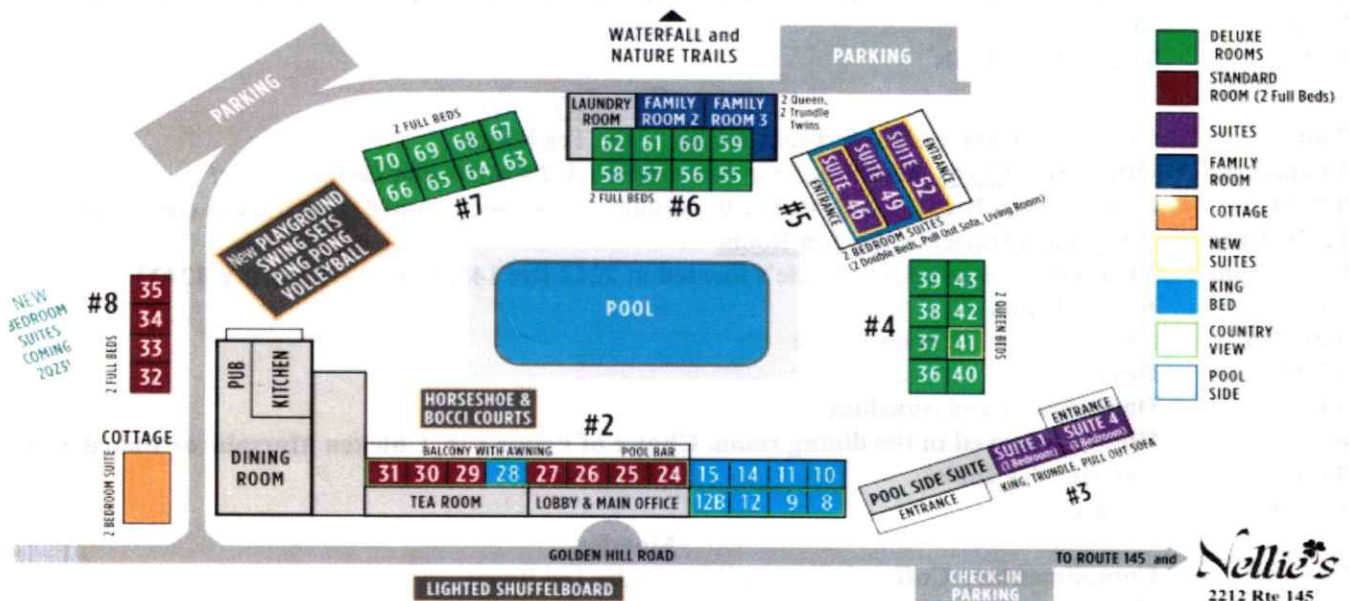
*please call attractions below to confirm open and if they need reservations

Wineries – Windham or Middleburgh Homes of Artists – Olana or Thomas Cole House Farms – K & K Horseback Riding at Raving Farms, East Durham Farms, Hull-O-Farms, Boehm Farms, Story Farms in Catskill or Story's Nursery in Freehold, NY, Our Lady of Knock Shrine in East Durham was designed by Gerry Lafferty

Stores: Guaranteed Irish Gift Shop, Lawyer's General Store, Dean's Mill, The Westerner, The I U Trip Antiques in Oak Hill, East Durham Flea Market, Wild Flower, Tip Top Furniture Store, Catskill Mountain Country Store in Windham, The Grapevine Farms in Cobleskill Hiking – Windham Mountain Path, Our Onsite Waterfalls, Kaaterskill Falls

- ♣ **Tipping?** Yes, suggested tip for Dining Room Servers \$20 per person per day and \$10 per room per day for Housekeeping. Activities Director and Bartenders of course loved to be tipped too!
- ♣ **Gavin's Wifi – Gavinsguest password: gavinsguest**
- ♣ **Dining Room:** Beverages must be purchased in Dining Room or Pub. There are (2) Pub Entrances: The first entrance is between the Pantry & Our Dining Room. Just follow the sign and go down the stairs. The second entrance is located in the parking lot behind the dining room.

In Case of An Emergency, Please Dial: 911 on your cell phone... Our 911 Address is: Gavin's Irish Country Inn, 118 Golden Hill Road, East Durham. (For injuries or cuts, we have a first aid kit at the office) Important Phone #'s: After Hours or Emergency ONLY dial 518 755-7488 or 518 533-8301.



Nellie's
2212 Rte 145
East Durham, NY
518-634-2429

Gavin's
Irish Country Inn

118 Golden Hill Rd • Cornwallville, NY 12418 • 518-634-2582 • www.Gavins.com

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 103, 118, 123, & 129 Golden Hill Rd, Durham, NY 12423 *

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.
 DS BGP DS BGP IS NOT _____ The aforementioned property IS NOT located in an agricultural district.

I have received and read this disclosure notice.

DocuSigned by:			
<u>Bernadette Garino / Robieri</u>			
Seller	<u>A9B32A82B7AD48B...</u>	Date	Purchaser
	DocuSigned by:		
	<u>BGP</u>	10/10/2023	
Seller	<u>E00A9F5BBA44490...</u>	Date	Purchaser
			Date

* 12 tax map #'s: 34-6-17.11, 34-6-23, 34-5-25, 34-6-22, 49-2-25, 34-5-3, 34-5-4, 34-5-24, 34-5-2, 34-5-1, 49-2-26-, & 49-2-27.



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) Golden Hill House Inc, Brian Palmieri, & Bernadette Gavin-Palmieri acknowledge receipt of a copy of this disclosure form:

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

DocuSigned by:

Bernadette Gavin-Palmieri 10/2023

A9B32A62B7AD46B...

DocuSigned by:

[Signature]

10/10/2023

E00A9F5BBA44490...

Date: _____

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 _____

Purchaser _____ Date _____

Purchasers Agent _____

DocuSigned by:
Bernadette Gaviro Palmeri
A9B32A82B7AD48B...
Seller _____ Date _____

DocuSigned by:
BR
E00A9F58BA44490...
Seller _____ 10/10/2023
Date _____

Theodore Banta III & Konrad Roman
Sellers Agent _____

DocuSigned by:
Ted Banta
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DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

DS [Signature] [Signature] (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____

_____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

DS [Signature] [Signature] (b) Records and Reports available to the seller (check one below):

_____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below): _____

_____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

_____ [c] Purchaser has received copies of all information listed above.

_____ [d] Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.

_____ [e] Purchaser has (check one below):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspections for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

DS [Signature] TSB3&KR [f] Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<p>DocuSigned by:</p> <p><u>Bernadette Gavin-Palmer</u> 10/2023</p> <p>Seller _____ Date _____</p>	<p>DocuSigned by:</p> <p><u>[Signature]</u> 10/10/2023</p> <p>Seller _____ Date _____</p>
<p>Purchaser _____ Date _____</p> <p>Theodore Banta III & Konrad Roman <u>Ted Banta</u> 10/10/2023</p> <p>Agent _____ Date _____</p>	<p>Purchaser _____ Date _____</p> <p>Agent _____ Date _____</p>

DISCLOSURE TO SELLER REGARDING PROPERTY CONDITION DISCLOSURE STATEMENT

As the seller of residential real property, you are required by law to complete and sign a Property Condition Disclosure Statement as prescribed by Real Property Law 462(2) and cause it, or a copy thereof, to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

A copy of the Property Condition Disclosure Statement containing the signatures of both the buyer and seller must be attached to the real estate purchase contract.

If you acquire knowledge which renders materially inaccurate a Property Condition Disclosure Statement previously provided, you must deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable.

In no event, however, will you be required to provide a revised Property Condition Disclosure Statement after the transfer of title from you to the buyer or after the buyer has commenced occupancy of the property.

If you fail to deliver a Property Condition Disclosure Statement to the buyer prior to the buyer signing a binding contract of sale, the buyer will be entitled to a credit in the amount of \$500.00 against the purchase price of the property upon the transfer of title.

I have received and read this disclosure notice with a copy of the Property Condition Disclosure Statement.

10/10/2023

Dated

10/10/2023

Dated

DocuSigned by:

Bernadette Gavin-Palmieri

A9B32A82B7AD48B...

Seller

DocuSigned by:

[Signature]

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Seller



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


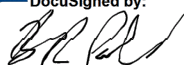
New York State Housing and Anti-Discrimination Disclosure Form

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) Golden Hill House Inc, Brian Palmieri, & Bernadette Gavin-Palmieri

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

Buyer/Tenant/Seller/Landlord Signature _____	<div>DocuSigned by:</div>  <div>A9B32A62B7AD48B...</div>	Date: <u>10/10/2023</u>
Buyer/Tenant/Seller/Landlord Signature _____	<div>DocuSigned by:</div>  <div>E00A9F5BBA44490...</div>	Date: <u>10/10/2023</u>

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



AUDIO RECORDING DEVICE DISCLOSURE FORM

RVW Select Properties

PROPERTY ADDRESS: 103, 118, 123, & 129 Golden Hill Rd, Durham, NY 12423

Owners/Landlords/Property Managers are advised that it is in violation of NYS Penal Law to mechanically overhear a conversation by having any device (or devices) recording, streaming or otherwise documenting the conversation of an individual during real estate-related activities at the property (open houses, showings etc.) if you are not a party to that conversation.

If such a device is present and operating in the property, this disclosure must be completed. Individuals entering the property will be notified that such a device is present and operating in the property. Such devices may include but are not limited to: devices used for smart homes; security; computers; web cams, nanny cams or other covert devices.

DISCLOSURE

The property set forth above has a device that can record, stream or otherwise document conversations of individuals that enter the property.

☐ The device is enabled and may record, stream, or transcribe any conversation inside the property.

CAUTION: Buyers/Tenants/Cooperating Brokers should be aware that any conversation conducted inside the property may be available to the party utilizing the device.

☐ The device has been deactivated and will not record, stream, or transcribe any conversation inside the property.

I have received and read this disclosure notice. I authorize and direct my agent to provide a copy of this disclosure notice to any prospective purchaser/tenant/cooperating broker acknowledging their consent prior to a showing.

DocuSigned by: Bernadette Gavin Palmieri 10/10/2023
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SELLER/LANDLORD/PROPERTY MANAGER DATE

DocuSigned by: [Signature] 10/10/2023
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SELLER/LANDLORD/PROPERTY MANAGER DATE

OPTION:

By signing below, purchaser/tenant/cooperating broker understands, acknowledges and consents that, if indicated above, the seller/landlord/property manager may have access to the audio portion of any conversation conducted inside the property.

 PURCHASER/TENANT/COOPERATING BROKER DATE

 PURCHASER/TENANT/COOPERATING BROKER DATE