



122 Letter S Rd, Ghent, NY 12075

\$749,900

ML#: 155389

Type: Single Family Residence

Bedrooms: 4

Bathrooms: 3 (1 1 1 0)

Approx Finished SqFt: 1604

Remarks - A Beautifully Improved & Impeccably Maintained 4 to 5 Bedroom, 2 1/2 bath Home on 1.66 Acres in Ghent! The 1st floor features an eat-in kitchen, a cozy living room with a stone fireplace, an office or a library, a primary bedroom & bath suite, a pantry, a 1/2 bathroom, and a laundry closet. The 2nd floor features 3 bedrooms and 1 full bath. The full basement is currently unfinished with great potential as it has its own entrance, a bathroom, a unique slate floor, a brick fireplace, heating elements, and multiple rooms. The basement could be a creative space, a studio, an office, a workshop, or additional living space. On the grounds, there's a shed, a hot tub, a fire pit, a charming brick barbecue, and plenty of yard space for play. It's a beautiful home in a stunning setting! When the sellers aren't enjoying the home for their own rest, recreation, and respite, it's been a successful & profitable Airbnb - earning \$73,000 in 2023. The home has great proximity to the area's destinations and attractions as it's only minutes to Art Omi, 5 mins to the Hudson-Chatham Winery, 10 minutes to the Village of Chatham, 10 minutes to Golden Harvest Farms, 10 minutes to Chatham Brewing, 10 minutes to Mac-Haydn Theatre, & 15 minutes to the Hawthorne Valley Farm. View our 3D virtual tours of the home and property, our floor plans, and our multi-media website.

View Virtual Tour and more details at:

<https://show.tours/122lettersrd?b=0>



Ted Banta III

RVW Select Properties

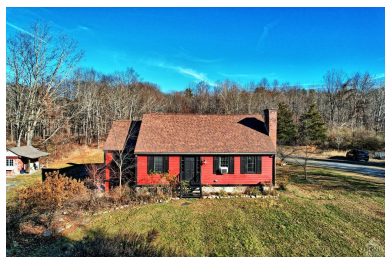
Phone: Primary:518-627-6290 Secondary:518-466-1219

Email: tedbanta3@yahoo.com

Public Detail Report

Listings as of 12/05/24 at 5:50pm

Active 12/01/24 **Listing # 155389** **122 Letter S Rd, Ghent, NY 12075 Map** **Listing Price: \$749,900**
County: Columbia



Property Type	Residential	Property Subtype	Single Family Reside
Town (Taxable)	Ghent		
Beds	4	Approx Finished SqFt	1604
Baths	3 (1 1 1 0)		
Year Built	1969	Lot Sq Ft (approx)	72310
Tax Map ID	74.-1-13	Lot Acres (approx)	1.6600
DOM	4		

[See Additional Pictures](#) [See Virtual Tour](#)

School District Chatham

Directions From Hudson, take Route 66, turn left onto Route 9H, turn right onto Stockport Rd/CR 22, turn left onto Letter S Rd, go .6 miles to #122.

Marketing Remark A Beautifully Improved & Impeccably Maintained 4 to 5 Bedroom, 2 1/2 bath Home on 1.66 Acres in Ghent! The 1st floor features an eat-in kitchen, a cozy living room with a stone fireplace, an office or a library, a primary bedroom & bath suite, a pantry, a 1/2 bathroom, and a laundry closet. The 2nd floor features 3 bedrooms and 1 full bath. The full basement is currently unfinished with great potential as it has its own entrance, a bathroom, a unique slate floor, a brick fireplace, heating elements, and multiple rooms. The basement could be a creative space, a studio, an office, a workshop, or additional living space. On the grounds, there's a shed, a hot tub, a fire pit, a charming brick barbecue, and plenty of yard space for play. It's a beautiful home in a stunning setting! When the sellers aren't enjoying the home for their own rest, recreation, and respite, it's been a successful & profitable Airbnb - earning \$73,000 in 2023. The home has great proximity to the area's destinations and attractions as it's only minutes to Art Omi, 5 mins to the Hudson-Chatham Winery, 10 minutes to the Village of Chatham, 10 minutes to Golden Harvest Farms, 10 minutes to Chatham Brewing, 10 minutes to Mac-Haydn Theatre, & 15 minutes to the Hawthorne Valley Farm. View our 3D virtual tours of the home and property, our floor plans, and our multi-media website.

Property Attached	No	1st Floor	1136
2nd Floor	468	Special Conditions	None/Unknown

General Information

911 Address	122 Letter S Rd, Ghent, NY 12075	Sign on Property	Yes (Will be placed)
Zoning	210 - Single Family Residence	Pond/Stream	Shared Pond
Views	Country, Neighborhood, Parklike, Pond, Wooded	Internet Access	Wired Broadband (Cable, DSL, Fiber Optic)
Secluded	Semi	Paved Street	Yes
Other Buildings	Shed(s)		

Room Sizes/Location

First Floor	Bedroom 2 (11.33x13.51), Bath (3/4 bath: 8.26x11.8), Living Room (13.20x17.62), Kitchen (14.12x12), Den/Office (Bedroom, Library, or Office: 9.61x13.19), Great Room (Off kitchen: 6.99x4.89), Other Room (1/2 bath: 3x6.99)	Second Floor	Bedroom 1 (14.14x7.23), Bedroom 2 (14.08x11.87), Bedroom 3 (11.4x19.60), Bath (Full: 8.29x6.92)
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Property Features

Style	1 1/2 Stories	Green Features	No
Condition	Excellent	Construction	Frame
Roof	Asphalt, Shingle	Basement	Full, Unfinished
Siding	Wood	Windows	Double Hung
Walls	Sheetrock	Floors	Hardwood, Tile, Wideboard
Foundation	Brick/Mortar, Masonry	# of Fireplaces	1
Fireplace	Living Room	Fireplace Type	Wood Burning
Location			

Public Records

School Tax Assessment	\$4716.83 \$400000	Town Tax Assessors	\$1923.40 \$470588.00
FulMrktVal			

Tax Exemptions No

Utilities

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

Sewer Septic Tank
Heat Type Base Board, Radiator, 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

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

See our listings online:

<https://rvwselectproperties.com/>

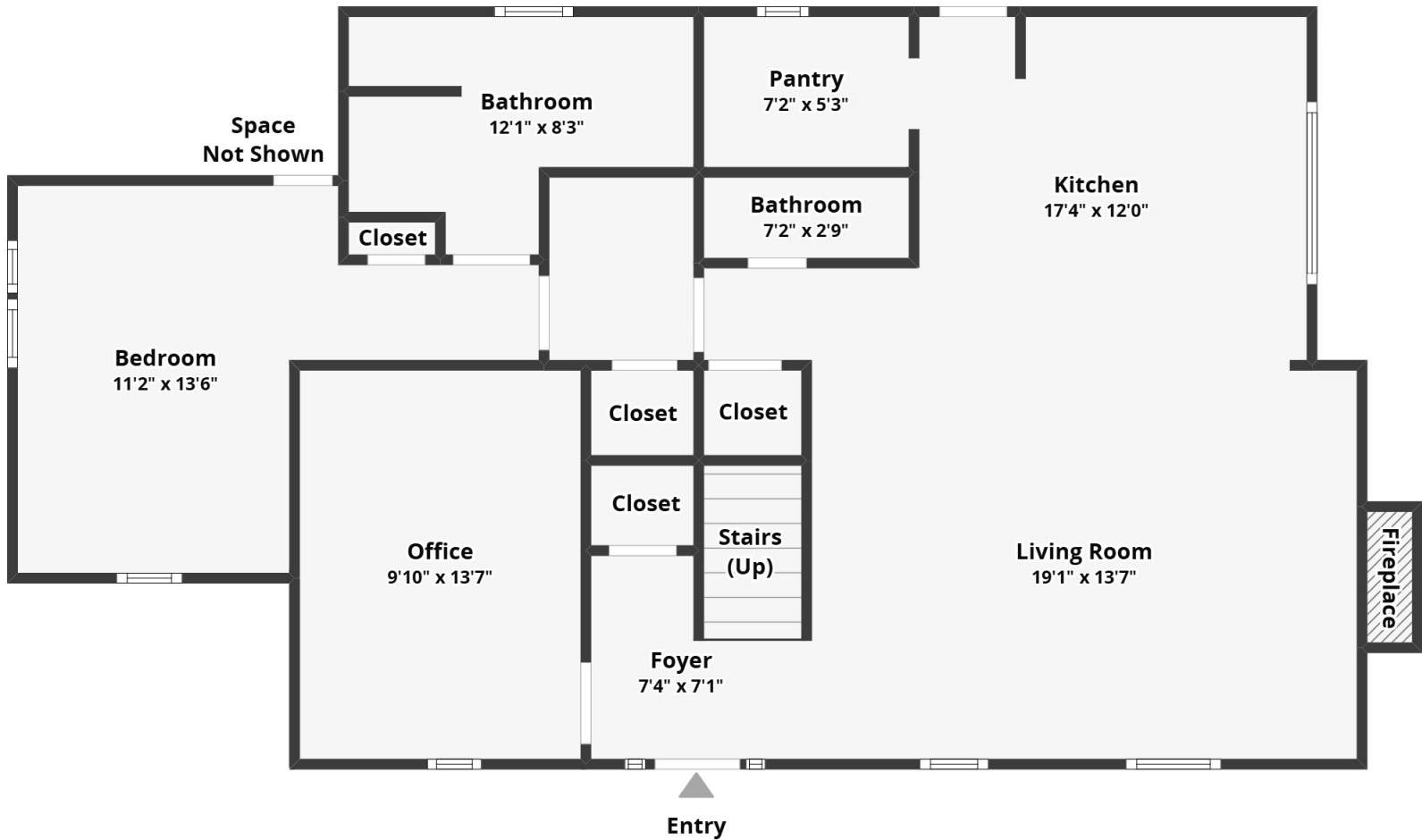


December 2024

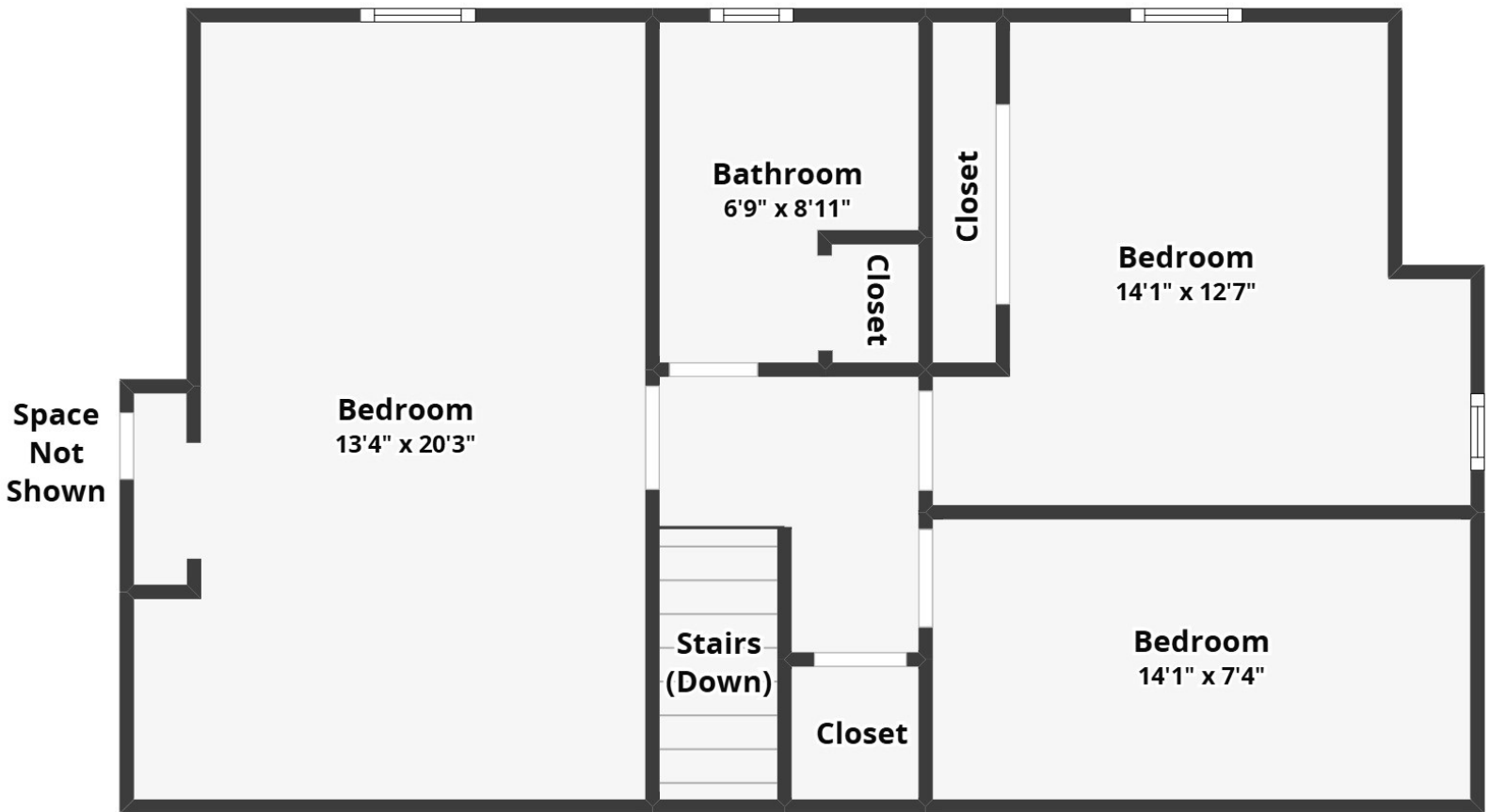
Featured properties may not be listed by the office/agent presenting this brochure.
Information not guaranteed.

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U.S. Patent 6,910,045





All dimensions are approximate and subject to independent verification



All dimensions are approximate and subject to independent verification

Columbia County GIS Viewer



60ft
-73.669 42.340 Degrees

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) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/23/2024	1/23/2024	\$1,923.40	\$1,923.40	\$0.00	\$0.00	Mail	Full Payment - Bank Payment

Tax Bill #	SWIS	Tax Map #	Status
000663	103889	74.-1-13	Payment Posted
Address		Municipality	School
122 Letter S Rd		Town of Ghent	Chatham

Owners	Property Information	Assessment Information	
C2J2 LLC	Roll Section: 1	Full Market Value:	421053.00
122 Letter S Rd	Property Class: 1 Family Res	Total Assessed Value:	400000.00
Ghent, NY 12075	Lot Size: 1.66	Uniform %:	95.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
COUNTY TAX	45134797	1.3000	400000.000	3.90296000	\$1,561.18
TOWN TAX	412210	-2.6000	400000.000	0.57204300	\$228.82
GHENT FIRE PROT	177366	3.0000	400000.000	0.33350800	\$133.40

Total Taxes: \$1,923.40

Estimated State Aid - Type	Amount
County	24633536.00
Town	523755.00

Mail Payments To:
 Michelle Radley
 Town Clerk/Tax Collector
 PO Box 98 Ghent, N.Y. 12075



Info-Tax Online

Chatham Central School District Columbia County

PAY TO: Chatham CSD, 50 Woodbridge Ave., Chatham, NY 12037 (518) 392-1508

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: ▼

Last Updated: 10/30/24 08:58 am

Owner: C2J2 LLC 122 Letter S Rd Ghent, NY 12075	Tax Map # 74.-1-13 Tax Bill # 004469 Bank Code: School Code: 103801 Property Class: 210	Tax Roll: 1												
Location: 122 Letter S Rd SWIS: 103889 GHENT	Acreage: 1.66 Frontage: Depth:	Liber: 960 Page: 1535												
<table border="1"> <tr><td>Full Value:</td><td>470,588</td></tr> <tr><td>Assessment:</td><td>400,000</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td>Tax Amount:</td><td>4,716.83</td></tr> <tr><td>Tax Paid:</td><td>4,716.83</td></tr> <tr><td>Balance:</td><td>0.00</td></tr> </table>			Full Value:	470,588	Assessment:	400,000	STAR Savings:	0.00	Tax Amount:	4,716.83	Tax Paid:	4,716.83	Balance:	0.00
Full Value:	470,588													
Assessment:	400,000													
STAR Savings:	0.00													
Tax Amount:	4,716.83													
Tax Paid:	4,716.83													
Balance:	0.00													

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	25,061,334	400,000	11.792087	4,716.83

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/30/24	Flagstar Bank, NA	966499360	4,716.83	

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](#)

Carbon Monoxide and Smoke Detectors/Alarms Disclosure

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

Purchaser Date

Seller Date

DocuSigned by:
Milia Saucedo 11/10/2024
D9298B7502524A7...

Purchaser Date

Seller Date

Purchasers Agent

Sellers Agent

DocuSigned by:
Theodore Banta III & Konrad Roman *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}
JS [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): _____

^{DS}
JS [b] Records and Reports available to the seller (check one below):
 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
 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}
TB 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.

DocuSigned by:
Julia Saucedo 11/10/2024
Seller _____ Date _____
D9298B7502524A7...

DocuSigned by:
Ted Banta 11/10/2024
Purchaser _____ Date _____
Theodore Banta III & Konrad Roman
Agent _____ Date _____
75F0C5617FD84BF...

Seller _____ Date _____

Purchaser _____ Date _____

Agent _____ Date _____



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) C2J2 LLC acknowledge receipt of a copy of this disclosure form:

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

DocuSigned by:
Julia Saucedo
D9298B7502524A7...

Date: _____

Date: 11/10/2024



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) C2J2 LLC

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

Buyer/Tenant/Seller/Landlord Signature  Date: 11/10/2024

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.