

30 Luka Ln, Saugerties, NY 12477

\$499,900

ML#: 151890

Type: Deeded

Bedrooms: 3

Bathrooms: 3 (2 0 1 0)

Approx Finished SqFt: 1782

Remarks - A Beautiful Cape Built in 2004 with 3 Bedrooms 2 1/2 Baths on 11 Acres in Saugerties! The home features a primary bedroom and bath with a dual vanity, tub & shower, a kitchen with a center island and a dining area, a family room with a pellet stove, a living room, a full basement with radiant heat, a walk-up unfinished 2nd story, a laundry room, a 16 x 20 barn, and a dog run. The home has a private setting at the end of Luka Lane which was formerly Van Ave. Nature abounds on this 11 acres. It's an exquisite setting in the Hudson Valley! The home has great proximity to the area's destinations and attractions as it's minutes to the Village of Saugerties, the Esopus Creek, the Ashokan Reservoir, and Woodstock. View our 3D virtual tour and 3D sky tour of the home and property. Highest and Best Offers are due by Wednesday, 3/27/24 by 6pm.

View Virtual Tour and more details at:

<https://show.tours/30lukaInsaugertiesny12477?b=0>



Ted Banta III

RVW Select Properties

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

Email: tedbanta3@yahoo.com

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

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Public Detail Report

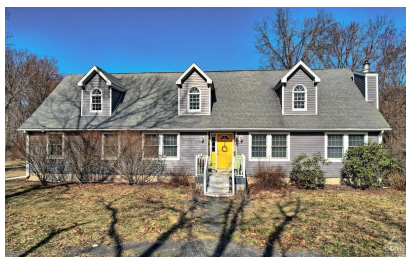
Listings as of 03/25/24 at 2:58pm

Active 03/16/24

Listing # 151890
County: Ulster

30 Luka Ln, Saugerties, NY 12477 Map

Listing Price: \$499,900



Property Type	Residential	Property Subtype	Deeded
Town (Taxable)	Saugerties		
Beds	3	Approx Finished SqFt	1782
Baths	3 (2 0 1 0)		
Year Built	2004	Lot Sq Ft (approx)	479160
Tax Map ID	28.11-1-4.111	Lot Acres (approx)	11.0000
DOM	9		

[See Additional Pictures](#)

[See Virtual Tour](#)

School District Saugerties

Directions Use 30 Van Ave, Saugerties as a GPS address. Luka Lane is a renamed street next to Van Ave. Take Route 32/Glasco Tpke, turn into Luka Lane, not Van Ave. Home is at the end of Luka Lane.

Marketing Remark A Beautiful Cape Built in 2004 with 3 Bedrooms 2 1/2 Baths on 11 Acres in Saugerties! The home features a primary bedroom and bath with a dual vanity, tub & shower, a kitchen with a center island and a dining area, a family room with a pellet stove, a living room, a full basement with radiant heat, a walk-up unfinished 2nd story, a laundry room, a 16 x 20 barn, and a dog run. The home has a private setting at the end of Luka Lane which was formerly Van Ave. Nature abounds on this 11 acres. It's an exquisite setting in the Hudson Valley! The home has great proximity to the area's destinations and attractions as it's minutes to the Village of Saugerties, the Esopus Creek, the Ashokan Reservoir, and Woodstock. View our 3D virtual tour and 3D sky tour of the home and property. Highest and Best Offers are due by Wednesday, 3/27/24 by 6pm.

Commission		Sub Agency	0	Buyer Agency	2.25	Brokers Agent Comp	0
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Property Attached	No
Special Conditions	Other-See Comments

1st Floor	1782
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General Information

911 Address 30 Luka Lane, Saugerties, NY 12477

Zoning Views 240 - Rural Residence
Neighborhood, Parklike, Wooded

Secluded Yes
Wetlands No
Other Buildings Barn(s), Kennel/Dog Run

Sign on Property Yes
Pond/Stream Small stream
Internet Access Wired Broadband (Cable, DSL, Fiber Optic)
Paved Street No
Ag District No (Property is next to an Ag District)

Room Sizes/Location

First Floor Bedroom 1 (Primary: 17.46x12.83), Bedroom 2 (9.45x12.86), Bedroom 3 (9.17x11.84), Bath (Primary: 12.87x10.05), Family Room (14.49x12.84), Living Room (23.87x12.84), Kitchen (12.85x18.9), Den/Office (1/2 bath: 6.81x2.59), Great Room (Laundry: 6.83x6.53), Other Room (Full bath: 9.10x5.35)

Property Features

Style Cape

Condition Very Good
Construction Modular
Basement Full, Unfinished
Windows Double Hung
Floors Carpet, Hardwood, Tile
Heat Stove 1 pellet stove in the living room

Green Features No
Color Gray
Roof Asphalt, Shingle
Siding Vinyl
Walls Sheetrock
Foundation Poured Concrete
Heating Stv Location Living Room
Central Air Yes

Heating Stove Type Pellet

Porch/Deck Options Porch/Deck

Public Records

School Tax \$7367.92
Assessment \$540000

Town Tax \$4680.48
Assessors \$540000.00
FulMrktVal

Tax Exemptions No

Utilities

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

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

Presented By:

Ted Banta III

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

E-mail: tedbanta3@yahoo.com

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

RVW Select Properties

7 W Moorehouse Rd
Cairo, NY 12413
518-627-6290
Fax : 866-466-9172

See our listings online:

<https://rvwselectproperties.com/>



March 2024

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Information not guaranteed.
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U.S. Patent 6,910,045



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

MULTIPLE OFFER SITUATION

**IF YOU FAIL TO EXECUTE AND RETURN THIS DOCUMENT,
THE SELLER HAS THE RIGHT TO NOT CONSIDER YOUR OFFER.**

Date: March 25, 2024 Re: 30 Luka Lane, Saugerties, NY 12477

Dear Prospective Purchaser(s):

We are involved in a Multiple Offer situation on the above property.

Seller(s) will entertain and consider all offers in the following manner.

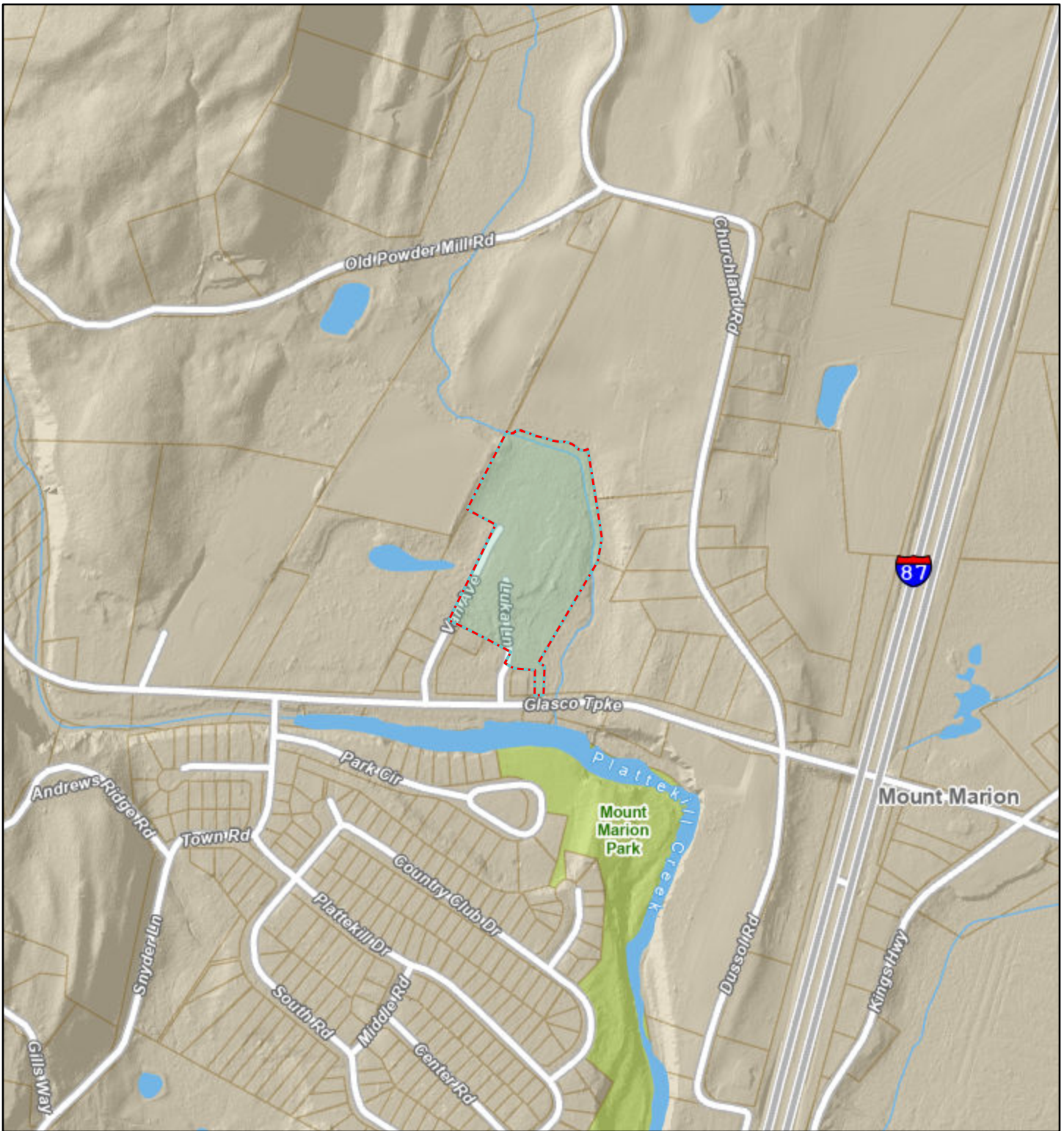
1. All offers must be in writing. No verbal offers will be accepted.
2. The listing agent must receive your written best and final offer no later than March 27, 2024 at 6pm (~~a.m.~~ / p.m.). Delivery of such offer may be via facsimile.
3. The listing agent will present all such best and final offers to the seller(s) attention no later than the close of business the following day.
4. The following terms and conditions shall be applicable to you and to any offer you may wish to submit.
 - a. Seller(s) shall have the sole and absolute discretion to accept or reject any offer received. Seller(s) is not required to accept any particular offer, regardless of terms. Seller(s) has the absolute right and discretion to reject all offers.
 - b. In accepting an offer, seller(s) shall make a decision solely on such lawful factors and criteria, as it, in the seller(s) sole judgment, deems appropriate under the circumstances. Price is but one factor to be considered.
 - c. Under no circumstances will verbal communication between a prospective purchaser(s) and seller(s) or any agent or broker constitute or create an obligation on the part of the seller(s) to sell a property to anyone under any terms.
 - d. The acceptance of an offer shall be conditioned upon the subsequent execution by purchaser(s) and seller(s) of a written contract of sale setting forth terms satisfactory to the seller(s). Seller(s) shall have no obligation to sell the property unless and until such written contract is fully executed.

Please sign below to acknowledge your understanding and acceptance of this process and return this form to tedbanta3@yahoo.com no later than the time designated above for the transmittal of offers. Failure to transmit such acceptance may prevent the seller(s) from considering any offer you may wish to submit.

I have read and understand the above outlined procedure to be followed in a Multiple Offer situation.

Purchaser Date Purchaser Date

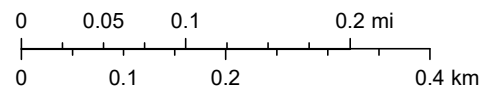
Ulster County Parcel Viewer



February 15, 2024

1:9,950

-  Override 1
-  Override 1






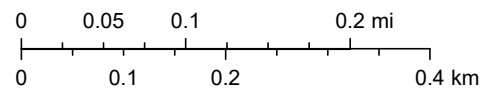
Ulster County Parcel Viewer



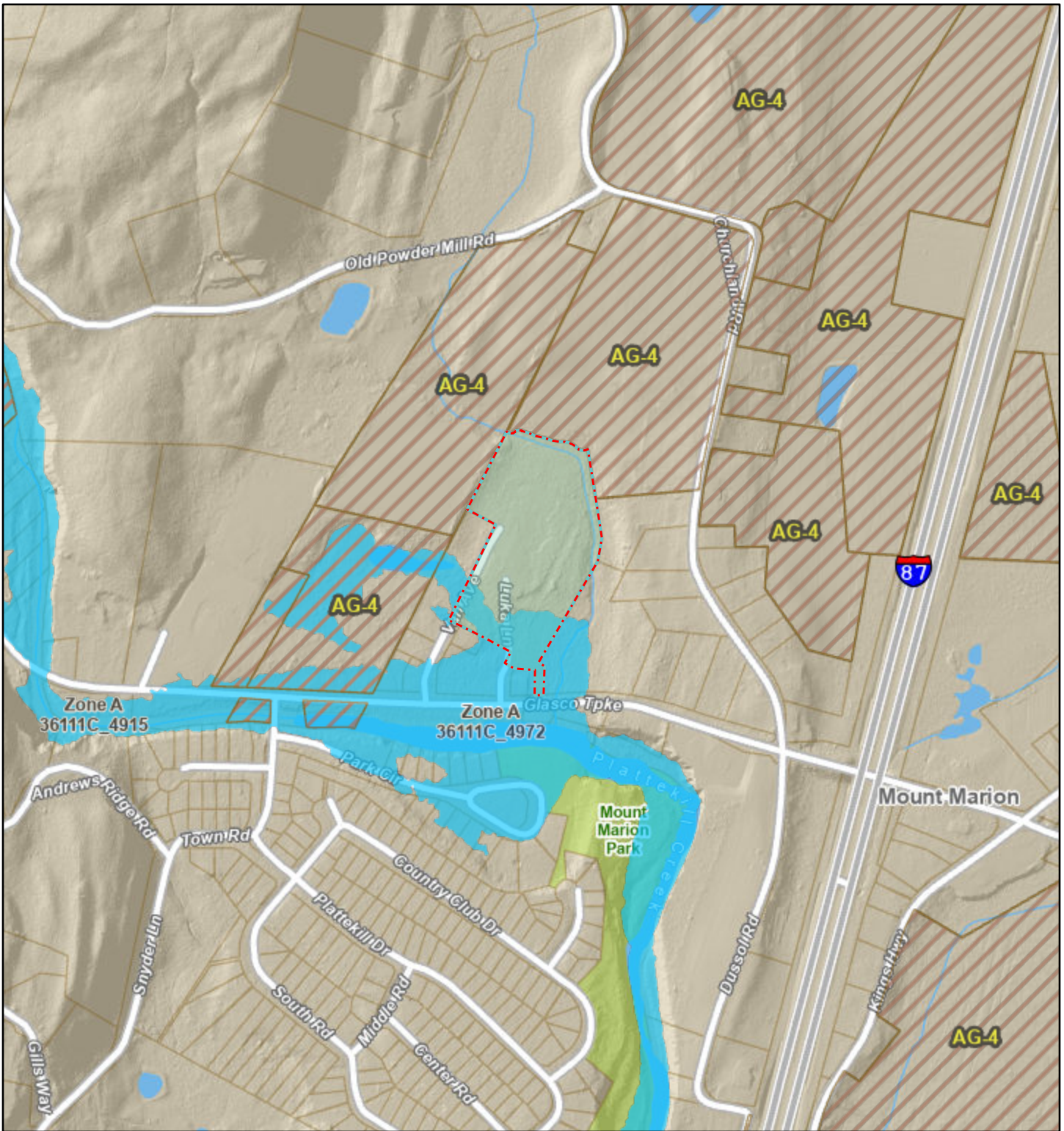
February 15, 2024

1:9,950

-  Override 1
-  Override 1
-  Tax_Parcels



Ulster County Parcel Viewer




February 15, 2024

1:9,950

 Override 1

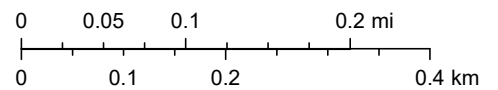
 Override 1

FEMA_FIRM_2017

 1% Annual Chance Flood Hazard

Agricultural Districts

 4



Ulster County



Image Mate Online

Details for Taxes Levied in 2024

Tax Links
Property Info
Tax Info

Municipality of Town of Saugerties

Swis:	514889	Tax Map ID#:	28.11-1-4.111
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2024 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County General Tax	2.398959	540,000.00	1,295.44
Town General Tax	2.864984	540,000.00	1,547.09
Town Highway Two	1.365420	540,000.00	737.33
Saug ambulance dist	0.490896	540,000.00	265.08
Mt. Marion fire	1.167383	540,000.00	630.39
Town library	0.222017	540,000.00	119.89
Library Bond	0.157775	540,000.00	85.20
			Total: 4,680.42

2024-25 School
No School tax information is available.

2024-25 Village Taxes
No Village tax information is available.

Ulster County



Image Mate Online

Details for Taxes Levied in 2023

Tax Links
Property Info
Tax Info

Municipality of Town of Saugerties

Swis:	514889	Tax Map ID#:	28.11-1-4.111
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2023 County/Town Taxes
No County tax information is available.

2023-24 School Taxes (SAUGERTIES CENTRAL District)			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
Saugerties Central	13.644301	540,000.00	7,367.92
Total Star Savings: 0.00			
			Total: 7,367.92

2023-24 Village Taxes
No Village tax information is available.

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 30 Luka Lane, Saugerties, NY 12477

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.



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

***Property is next to an Ag district.**

I have received and read this disclosure notice.

DocuSigned by:
Jocune Opt...
41EC6FF34CD1430... Date

Purchaser Date

DocuSigned by:
[Signature]
EEDDCDD4F5BF46C... Date

Purchaser Date

DocuSigned by:
[Signature]
48A7996539C0419... 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:

- 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) Joanne Ostrander & Joel & Beth LeGoff acknowledge receipt of a copy of this disclosure form:

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

Date: _____

DocuSigned by:
Joanne Ostrander
41EC6FF34CD1430...

DocuSigned by: Joel LeGoff 3/4/2024
EEDDCDD4F5BF46C...

DocuSigned by: Beth LeGoff 3/4/2024
48A7996539C0419...

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

<small>DocuSigned by:</small>	
<small>41EC8FF34CD1430...</small>	

Seller	Date

<small>DocuSigned by:</small>	
<small>EEDDCDD4F5BF46C...</small>	
	3/4/2024

Seller	Date

<small>DocuSigned by:</small>	
<small>48A7996539C0419...</small>	
	3/4/2024

Theodore Banta III & Konrad Roman

Sellers Agent

<small>DocuSigned by:</small>	
<small>75F0C5617FD84BF...</small>	



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) Joanne Ostrander & Joel & Beth LeGoff

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

Buyer/Tenant/Seller/Landlord Signature _____	DocuSigned by: 41EC6FF34CD1430...	Date: <u>3/5/2024</u>
Buyer/Tenant/Seller/Landlord Signature _____	DocuSigned by: EEDDCDD4F6BF46C...	Date: <u>3/4/2024</u>
Buyer/Tenant/Seller/Landlord Signature _____	DocuSigned by: 48A7996539C0419...	Date: <u>3/4/2024</u>

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