



## 2478 Route 145, Durham, NY 12423

**\$2,495,000**

**ML#:** 154592

**Type:** Commercial

**Approx Fin SqFt:** 2904

**Lot - Sq Ft (approx):** 1032372

**Lot - Acres (approx):** 23.7000

Remarks - An Extraordinary Venue, Tavern, Restaurant, & Pavilion with 3 parcels for a total of 23.7 acres in the Heart of the Catskills in Greene County in East Durham on State Route 145 - Five Furlongs! It's an impressive dining experience with indoor and outdoor seating in the tavern & restaurant, on the back deck, in the spectacular 90 x 30 pavilion, around the firepit, and in the creekside cabanas at the stunning waterfalls & creek. It's an incredible venue to host hundreds of people for weddings, music, parties, celebrations, graduations, retirements, business events, gatherings, & more. The property features 3 parcels with a total of 23.7 acres, 2 parking areas, a new septic system, Thorp Creek, the Cornwallville Creek with waterfalls, a beautiful pavilion, vast outdoor dining & seating with the capacity of hundreds, indoor seating with the capacity of up to 100 persons, 2 wells, a commercial kitchen, a full bar, a pump station, a prep-room, a cold room, a mechanic's room, a dry goods room, a walk-in freezer, a shed for storage, a room for a 2nd kitchen, 4 bedroom & bath ensuites on the 2nd floor, and a total of 10 bathrooms. The premises has 2 liquor licenses and a NY State Gaming License with Off Track Betting. There's a shuttlebus and an optional food trailer for in-house and off-site events. The property and grounds have been exceptionally maintained. It's an incredible venue in the Catskills! It has great proximity to the area's destinations and attractions as it's 5 minutes to Zoom Flume Water Park, 20 minutes to Windham Ski Mountain, 30 minutes to Hunter Ski Mountain, 20 minutes to Dutchman's Landing Park & the Hudson River, 20 minutes to Green Lake, and 45 minutes to Howe Caverns.

View Virtual Tour and more details at:

<https://show.tours/2478ny-145?b=0>

# Public Detail Report

Listings as of 10/29/24 at 2:20pm

**Active 09/21/24**      **Listing # 154592**      **2478 Route 145, Durham, NY 12423 Map**      **Listing Price: \$2,495,000**  
**County: Greene**



<b>Property Type</b>	Commercial	<b>Property Subtype</b>	Commercial
<b>Town (Taxable)</b>	East Durham	<b>Approx Finished SqFt</b>	2904
<b>Year Built</b>	1980	<b>Lot Sq Ft (approx)</b>	1032372
<b>Tax Map ID</b>	35.03-1-49	<b>Lot Acres (approx)</b>	23.7000
<b>DOM</b>	38		

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

**School District** Cairo-Durham

**Directions** From Cairo, take Route 145 North. In East Durham on Route 145 look for Five Furlongs on the right. It's at the intersection of Stone Bridge Rd Ext(right turn), CR 20B(left turn), and Route 145.

**Marketing Remark** An Extraordinary Venue, Tavern, Restaurant, & Pavilion with 3 parcels for a total of 23.7 acres in the Heart of the Catskills in Greene County in East Durham on State Route 145 - Five Furlongs! It's an impressive dining experience with indoor and outdoor seating in the tavern & restaurant, on the back deck, in the spectacular 90 x 30 pavilion, around the firepit, and in the creekside cabanas at the stunning waterfalls & creek. It's an incredible venue to host hundreds of people for weddings, music, parties, celebrations, graduations, retirements, business events, gatherings, & more. The property features 3 parcels with a total of 23.7 acres, 2 parking areas, a new septic system, Thorp Creek, the Cornwallville Creek with waterfalls, a beautiful pavilion, vast outdoor dining & seating with the capacity of hundreds, indoor seating with the capacity of up to 100 persons, 2 wells, a commercial kitchen, a full bar, a pump station, a prep-room, a cold room, a mechanic's room, a dry goods room, a walk-in freezer, a shed for storage, a room for a 2nd kitchen, 4 bedroom & bath ensembles on the 2nd floor, and a total of 10 bathrooms. The premises has 2 liquor licenses and a NY State Gaming License with Off Track Betting. There's a shuttlebus and an optional food trailer for in-house and off-site events. The property and grounds have been exceptionally maintained. It's an incredible venue in the Catskills! It has great proximity to the area's destinations and attractions as it's 5 minutes to Zoom Flume Water Park, 20 minutes to Windham Ski Mountain, 30 minutes to Hunter Ski Mountain, 20 minutes to Dutchman's Landing Park & the Hudson River, 20 minutes to Green Lake, and 45 minutes to Howe Caverns.

<b>Internet Access</b>	Wired Broadband (Cable, DSL, Fiber Optic)	<b>Special Conditions</b>	In Foreclosure
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## General Information

<b>911 Address</b>	2478 Route 145, East Durham, NY 12423	<b>Most Precise Vcty</b>	Corner of Stone Bridge Rd Ext & Rt 145
<b>Zoning</b>	415 - Motel & 438 Parking Lot	<b>Lot Size</b>	2.1 acres for both parcels
<b>Sign on Property</b>	No	<b>Income/Exp Statement</b>	Yes
<b>Lease</b>	No		

## Property Features

<b>Paved Street</b>	Yes	<b>Ag District</b>	No
<b>Flood Zone</b>	Yes	<b>Waterfront</b>	Yes
<b>Construction</b>	Frame	<b>Roof</b>	Asphalt, Metal, Shingle, Other
<b>Windows</b>	Double Hung, Display	<b>Foundation</b>	Block, Poured Concrete, Slab, Stone
<b>Parking</b>	2 parking areas	<b>Restrooms</b>	10.00
<b>Description</b>	90x30 Outdoor Pavilion	<b>Green Features</b>	No
<b>Driveway</b>	Yes		

## Public Records

<b>School Tax Assessment</b>	\$4546.08 \$202500	<b>Town Tax Assessors</b>	\$3883.20 \$488000.00
<b>Tax Exemptions</b>	No	<b>FulMrktVal</b>	

## Utilities

<b>Water</b>	Well	<b>Sewer</b>	Septic Tank, Other
<b>Heat Type</b>	Base Board, Propane, Hot Water	<b>Electric</b>	100 Amps, 200 Amps, Circuit Breakers
<b>Water Heater</b>	Electric	<b>Air Conditioning</b>	Yes

**Presented By:** Ted Banta III

**RWV Select Properties**



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

E-mail: [tedbanta3@yahoo.com](mailto:tedbanta3@yahoo.com)

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

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

***See our listings online:***

**<https://rvwselectproperties.com/>**

October 2024

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





34.00-4-10  
Jannings,  
Clarence

35.03-1-5.2  
Caputo,  
Martin

Cornwallville Creek

Creek & Falls

35.03-1-5.11  
Paffi Laxmi  
II, Inc

34.00-4-11.1  
Evans,  
James P.

35.03-1-3  
McCornick,  
Patrick

2nd Parcel

Main Parcel

34.00-4-11.2  
Quirk, John A.

35.03-1-19  
DONALDSON,  
JOHN E. Jr

34.00-5-22  
Evans, Mary  
Elizabeth

35.03-1-49  
Doyle,  
Garrett

34.00-5-23.12  
HOULE, MARK D.

35.03-1-47  
DOSHI,  
JAIMIN

34.00-5-23.2  
Martyniak,  
Elayn

Parking Lot

35.03-1-43  
Corrado,  
Frank

35.03-1-42  
Nalan Irer  
Trust, Jean H

34.00-5-19  
Winston Cemetery  
Assoc. Inc.

35.03-1-40  
Cuniffe-Life Estate,  
Michael and Agnes

50.01-1-1  
Togher,  
Jennifer



**35.03-1-4**  
Paffi Laxmi,  
II Inc.

**35.03-1-1**  
Paffi/Rich Lakshmi  
Trinity Inc

**35.03-1-3**  
McCormick,  
Patrick

Stone Bridge Rd Ext

**35.03-1-19**  
DONALDSON,  
JOHN E. Jr

**34.00-4-11.2**  
Quirk, John A.

**35.03-1-49**  
Doyle,  
Garrett

**35.03-1-48**  
O'Dea,  
Maureen

**35.03-1-47**  
DOSHI,  
JAIMIN

**34.00-5-23.11**  
Farrells on  
145th LLC

Stone Bridge Rd Ext

145

2487

145

**35.03-1-43**  
Corrado,  
Frank

**35.03-1-42**  
Nolan Irrev  
Trust, Jean H

**35.03-1-40**  
Cunniffe-Life Estate,  
Michael and Agnes

Route 20B



**34.00-4-10**  
Jennings,  
Clarence

**35.03-1-5.2**  
Caputo,  
Martin

**34.00-4-11.1**  
Evans,  
James P.

**35.03-1-5.11**  
Paffi Laxmi  
II, Inc

**35.03-1-3**  
McCormick,  
Patrick

**34.00-4-11.2**  
Quirk, John A.

**35.03-1-19**  
DONALDSON,  
JOHN E. Jr

**34.00-5-22**  
Evans, Mary  
Elizabeth

**35.03-1-49**  
Doyle,  
Garrett

**34.00-5-23.12**  
HOULE, MARK D.

**35.03-1-47**  
DOSHI,  
JAIMIN

**34.00-5-23.2**  
Martyniuk,  
Elayn

**34.00-5-19**  
Winston Cemetery  
Assoc. Inc.

**35.03-1-42**  
Nolan Irrev  
Trust, Jean H

**35.03-1-43**  
Corrado,  
Frank

**50.01-1-1**  
Togher, Jennifer

**35.03-1-40**  
Cunniffe-Life Estate,  
Michael and Agnes



35.03-1-5.2  
Caputo,  
Martin

35.03-1-5.11  
Poffi Laxmi  
II, Inc

34.00-4-11.1  
Evans,  
James P.

A

35.03-1-3  
McCormick,  
Patrick

34.00-4-11.2  
Clark, John A.

35.03-1-19  
DONALDSON,  
JOHN E. JR

34.00-5-22  
Evans, Mary  
Elizabeth

35.03-1-49  
Doyle,  
Garrett

34.00-5-23.12  
HOULE, MARK D.

35.03-1-47  
DOSHI,  
JAIMIN

34.00-5-23.2  
Martyniuk,  
Elayn

35.03-1-35  
BASC, LLC

34.00-5-19  
Winston Cemetery  
Assoc. Inc.

35.03-1-42  
Nolan Irrev  
Trust, Jean H

35.03-1-43  
Corrado,  
Frank

35.03-1-40  
Cunniffe-Life Estate,  
Michael and Agnes

50.01-1-1  
Togler,  
Jennifer

Greene County



Image Mate Online

Details for Taxes Levied in 2024

Tax Links
Property Info
Tax Info

Municipality of Durham

Swis:	193000	Tax Map ID#:	35.03-1-49
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2024 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	6.308530	165,000.00	1,040.91
Town Tax	8.969550	165,000.00	1,479.98
Ambulance District	1.369993	165,000.00	226.05
E durham fire	1.284986	165,000.00	212.02
E dur It #1	1.243219	165,000.00	205.13
			Total: 3,164.09

2024-25 School
No School tax information is available.



Greene County



Image Mate Online

## Details for Taxes Levied in 2024

Tax Links
Property Info
Tax Info

### Municipality of Durham

Swis:	193000	Tax Map ID#:	34.00-4-11.2
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2024 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	6.308530	37,500.00	236.57
Town Tax	8.969550	37,500.00	336.36
Ambulance District	1.369993	37,500.00	51.37
E durham fire	1.284986	37,500.00	48.19
E dur It #1	1.243219	37,500.00	46.62
			Total: 719.11

2024-25 School
No School tax information is available.



# Info-Tax Online

## CAIRO-DURHAM CSD Albany, Greene, Schoharie Counties

PAY TO: Cairo Durham CSD Tax Collector, POB 10, Cairo, NY 12413 (518) 622-8534 ext. 25140

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: 09/24/24 02:09 pm

Owner: <b>DOYLE TAVERN 145 LLC</b> 2478 Route 145 East Durham, NY 12423	Tax Map # <b>35.03-1-49</b> Tax Bill # <b>005631</b> Bank Code: School Code: <b>192401</b> Property Class: <b>415</b> Tax Roll: <b>1</b>												
Location: <b>2478 Route 145</b> SWIS: <b>193000 Durham</b>	Acreage: <b>.5</b> Frontage:                      Liber: <b>2024</b> Depth:                         Page: <b>821</b>												
<table border="1"> <tr><td>Full Value:</td><td><b>397,600</b></td></tr> <tr><td>Assessment:</td><td><b>165,000</b></td></tr> <tr><td>STAR Savings:</td><td><b>0.00</b></td></tr> <tr><td><b>Tax Amount:</b></td><td><b>3,704.22</b></td></tr> <tr><td>Tax Paid:</td><td><b>0.00</b></td></tr> <tr><td><b>Balance:</b></td><td><b>3,704.22</b></td></tr> </table>		Full Value:	<b>397,600</b>	Assessment:	<b>165,000</b>	STAR Savings:	<b>0.00</b>	<b>Tax Amount:</b>	<b>3,704.22</b>	Tax Paid:	<b>0.00</b>	<b>Balance:</b>	<b>3,704.22</b>
Full Value:	<b>397,600</b>												
Assessment:	<b>165,000</b>												
STAR Savings:	<b>0.00</b>												
<b>Tax Amount:</b>	<b>3,704.22</b>												
Tax Paid:	<b>0.00</b>												
<b>Balance:</b>	<b>3,704.22</b>												

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	16,700,576	165,000	22.420589	3,699.40
Library Tax	21,745	165,000	0.029195	4.82

**Tax Balance does not include any accrued Late Fees**

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

<a href="#">Pay Balance</a>	<a href="#">Late Fee Schedule</a>	<a href="#">Tax Certification</a>	<a href="#">Request Certification</a>
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# Info-Tax Online

## CAIRO-DURHAM CSD Albany, Greene, Schoharie Counties

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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:  ▼

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

Owner: Quirk John A Quirk Suzanne M 455 Joseph Chadderton Rd Acra, NY 12405	Tax Map # 34.00-4-11.2 Tax Bill # 005334 Bank Code: School Code: 192401 Property Class: 438	Tax Roll: 1												
Location: <a href="#">Route 145</a> SWIS: <a href="#">193000 Durham</a>	Acreage: 1.6 Frontage: Depth:	Liber: 1054 Page: 6												
<table border="1"> <tr><td>Full Value:</td><td>90,400</td></tr> <tr><td>Assessment:</td><td>37,500</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td><b>Tax Amount:</b></td><td><b>841.86</b></td></tr> <tr><td>Tax Paid:</td><td>0.00</td></tr> <tr><td><b>Balance:</b></td><td><b>841.86</b></td></tr> </table>			Full Value:	90,400	Assessment:	37,500	STAR Savings:	0.00	<b>Tax Amount:</b>	<b>841.86</b>	Tax Paid:	0.00	<b>Balance:</b>	<b>841.86</b>
Full Value:	90,400													
Assessment:	37,500													
STAR Savings:	0.00													
<b>Tax Amount:</b>	<b>841.86</b>													
Tax Paid:	0.00													
<b>Balance:</b>	<b>841.86</b>													

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	16,700,576	37,500	22.420589	840.77
Library Tax	21,745	37,500	0.029195	1.09

**Tax Balance does not include any accrued Late Fees**

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

<a href="#">Pay Balance</a>	<a href="#">Late Fee Schedule</a>	<a href="#">Tax Certification</a>	<a href="#">Request Certification</a>
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**AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07**

for property commonly known as: 2478, 370 & 391 Route 145, Durham, NY 12413

Tax map #'s: 35.03-1-49, 34.00-4-20.11, & 34.00-4-11.2

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.*

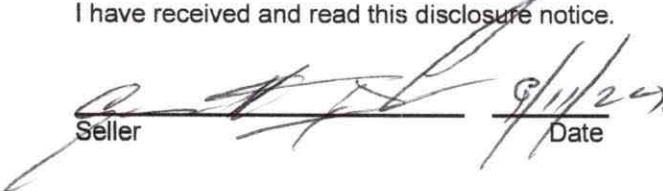
Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.

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.

I have received and read this disclosure notice.

 _____ Seller	_____ Date	_____ Purchaser	_____ Date
_____ Seller	_____ Date	_____ Purchaser	_____ Date



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## **New York State Disclosure Form for Buyer and Seller**

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### **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.*

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### **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) Garrett Doyle & Farrells on 145th LLC acknowledge receipt of a copy of this disclosure form:

Signature of Doyle Tavern 145 LLC

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

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

  
\_\_\_\_\_

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

Date: 9/11/21



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

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Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

### **Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:**

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

### **YOU HAVE THE RIGHT TO FILE A COMPLAINT**

**If you believe you have been the victim of housing discrimination** you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: [www.dhr.ny.gov](http://www.dhr.ny.gov);
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website [https://www.dos.ny.gov/licensing/complaint\\_links.html](https://www.dos.ny.gov/licensing/complaint_links.html)
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



**Division of  
Licensing Services**

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

New York State  
Division of Consumer Rights  
(888) 392-3644

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

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) Garrett Doyle & Farrells on 145th LLC

*Doyle Tavern 145 LLC*

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

Buyer/Tenant/Seller/Landlord Signature *[Signature]* Date: 9/14/22

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.





**AUDIO RECORDING DEVICE DISCLOSURE FORM**

RVW Select Properties

PROPERTY ADDRESS: 2478, ~~579, & 901~~ Route 145, Durham, NY 12413

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.

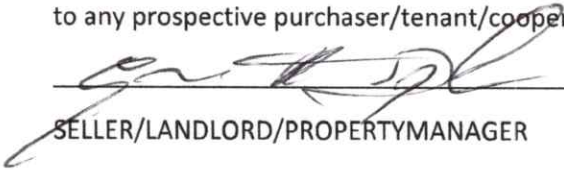
If such a device is present and operating in the property, this disclosure must be completed. Individuals entering the property will be notified that such a device is present and operating in the property. Such devices may include but are not limited to: devices used for smart homes; security; computers;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

 9/11/24  
 SELLER/LANDLORD/PROPERTYMANAGER DATE

\_\_\_\_\_  
 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