

**201 Edison Timmerman Road
Cairo, NY 12413**

\$299,900



Brought to you as a courtesy of:



Theodore Banta III
 RVW Select Properties
 Primary Phone: 518-466-1219
 Office Phone: 518-943-5303
tedbanta3@yahoo.com
rvwselectproperties.com/



Basics

Beds	3
Baths	2
Baths Full	2
Living Area	960

Details

Above Grd Fin Area: 960	Year Built: 2004
Below Grd Fin Area: 0	Acres: 1.7
Sub Type: Single Family Residence	

Additional Info

Basement	No
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Remarks

A Sweet Catskills Retreat on 1.7 Private Acres -- Right-Sized, Thoughtfully Designed & Move-In Ready! Welcome to 201 Edison Timmerman Rd -- a charming 3 Bedroom, 2 Bath home nestled in a beautiful wooded setting in Cairo, where the Catskills lifestyle awaits just outside your door. Don't let the square footage fool you -- this home was designed to live larger than its footprint, with an open living room and kitchen floor plan that creates an airy, connected feel from the moment you walk in. A private primary bedroom with ensuite bath adds a touch of luxury, while the dedicated laundry room and wood-burning fireplace make everyday living warm, comfortable, and efficient. Step outside and you'll find 1.7 wooded, treed acres offering genuine privacy -- a rare and welcome feature in today's market -- along with three sheds ready to serve as storage, workshops, a studio, or hobby space. Whether you're a first-time buyer, a downsizer seeking simplicity without sacrifice, or a savvy buyer looking for a turnkey Catskills weekend retreat with short-term rental potential, this property checks every box. The Catskills have ranked among the top trending Airbnb destinations in the United States -- and a cozy, private 3-bedroom home on 1.7 acres in Cairo is precisely what that market craves. The location delivers everything a four-season buyer could want: 10 minutes to Cairo's Main Street with eateries, bakeries & coffee shops, 10 minutes to Zoom Flume Water Park 20 minutes to Windham Ski Mountain 20 minutes to Green Lake 20 minutes to Dutchman's Landing & the

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Theodore Banta III on Monday, May 11, 2026 2:44PM.



Beds:	3	Sub-Type:	Single Family Residence
Baths - Total (F,H)	2	Township:	Cairo
	(2,0)	Town:	Cairo
Basement YN:	No	(Taxable):	
Living Area:	960	911 Address:	201 Edison Timmerman Rd Cairo NY 12413
Above Grade Finished Area:	960	Lot Size Acres:	1.7
Below Grade Finished Area:	0	Zoning:	Rural Res
		Zoning Description:	Rural Res 270 Manufactured Housing
		Year Built:	2004
		New Construction YN:	No
		Garage YN:	No
		Lease Considered YN:	No

Public Remarks: A Sweet Catskills Retreat on 1.7 Private Acres -- Right-Sized, Thoughtfully Designed & Move-In Ready! Welcome to 201 Edison Timmerman Rd -- a charming 3 Bedroom, 2 Bath home nestled in a beautiful wooded setting in Cairo, where the Catskills lifestyle awaits just outside your door. Don't let the square footage fool you -- this home was designed to live larger than its footprint, with an open living room and kitchen floor plan that creates an airy, connected feel from the moment you walk in. A private primary bedroom with ensuite bath adds a touch of luxury, while the dedicated laundry room and wood-burning fireplace make everyday living warm, comfortable, and efficient. Step outside and you'll find 1.7 wooded, treed acres offering genuine privacy -- a rare and welcome feature in today's market -- along with three sheds ready to serve as storage, workshops, a studio, or hobby space. Whether you're a first-time buyer, a downsizer seeking simplicity without sacrifice, or a savvy buyer looking for a turnkey Catskills weekend retreat with short-term rental potential, this property checks every box. The Catskills have ranked among the top trending Airbnb destinations in the United States -- and a cozy, private 3-bedroom home on 1.7 acres in Cairo is precisely what that market craves. The location delivers everything a four-season buyer could want: 10 minutes to Cairo's Main Street with eateries, bakeries & coffee shops, 10 minutes to Zoom Flume Water Park, 20 minutes to Windham Ski Mountain, 20 minutes to Green Lake, 20 minutes to Dutchman's Landing & the Hudson River, and 30 minutes to Hunter Ski Mountain -- all just 2 hours from New York City. Explore our 3D virtual tours, floor plan, aerial photography & multimedia website. Simple. Private. Catskills-perfect -- come see it for yourself.

Status Change Timestamp: 05/11/2026
Original List Price: \$299,900
List Price: \$299,900

School District: Cairo-Durham Central School District	Tax Annual Amount: \$3,637	Parcel Number: 83.04-4-24
List Price/SqFt: \$312.4	General Tax: \$0	Tax Block: 24
	School Tax: \$2,209.97	Tax Lot: 4
	Town Tax: 1,426.84	Tax Exemptions No
	Tax Assessed Value: \$84,200	YN:
	Assessors Full Market Value: \$240,600	Tax Legal Description: 270 Manufactured Housing

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Primary Bedroom				See Floor Plans	Primary Bathroom				See Floor Plans
Bedroom				See Floor Plans	Bathroom				See Floor Plans
Bedroom				See Floor Plans	Laundry				See Floor Plans
Kitchen				See Floor Plans	Living Room				See Floor Plans

Appliances: Dishwasher; Dryer; Range; Refrigerator; Washer
Architectural Style: Ranch
Book Information: Liber/Book: 00580; Page: 00222; Section: 65.00
Construction Materials: Asphalt; Vinyl Siding
Cooling: Central Air
Electric: 100 Amp Service
Flooring: Carpet; Linoleum
Interior Features: Breakfast Bar; Open Floorplan
Laundry Features: Laundry Room; Main Level
Levels: One
Lot Features: Gentle Sloping; Wooded
Other Structures: Shed(s)
Parking Features: Driveway
Patio And Porch Features: Deck
Road Frontage Type: Town

Foundation Details: Slab
Heating: Forced Air; Kerosene; Oil

Road Surface Type: Paved
Roof: Asphalt; Shingle
Sewer: Septic Tank
Structure Type: Manufactured House
View: Neighborhood; Rural; Trees/Woods
Water Source: Well
Window Features: Double Hung Window(s)

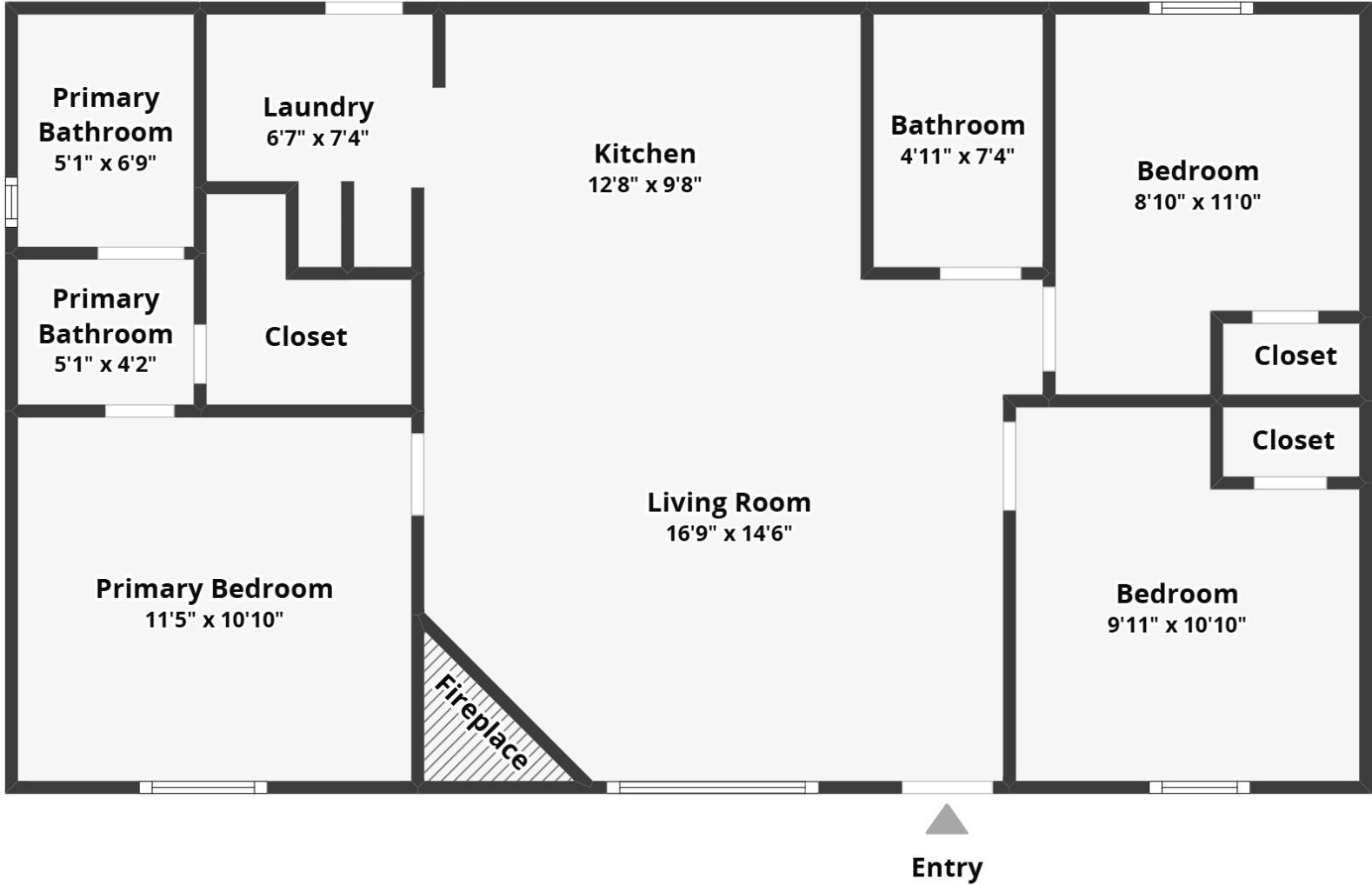


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RW

SELECT PROPERTIES

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All dimensions are approximate and subject to independent verification



65.00-4-17.11
Armstrong Irrevoc
Trust, Janet

65.00-4-23
Coloreo,
Anthony J

65.00-5-36
Magee, John

65.00-5-19
Parks,
Michael

Edison Timmerman Rd

65.00-5-25
Rinaldi
Jr, John

65.00-5-21
Sinnoa,
Ignazio

65.00-5-26
Oldakowski,
Stanley

65.00-5-20
Sikolas,
Vasillios

65.00-5-23
Wolf, William

65.00-5-27.111
Sokol, Kevin



65.00-4-17.11
Armstrong Irrevoc
Trust, Janet

65.00-4-23
Coloreo,
Anthony J

65.00-5-19
Parks,
Michael

65.00-5-25
Rinaldi
Jr, John

65.00-5-21
Simmona,
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65.00-5-26
Oldakowski,
Stanley

65.00-5-20
Sikolas,
Vasilios

65.00-5-23
Wolf, William

65.00-5-27.111
Sokol, Kevin

Collection: **Town & County 2026**

Fiscal Year Start: 1/1/2026

Fiscal Year End: 12/31/2026

Warrant Date: 12/21/2025

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

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/15/2026	1/15/2026	\$3,838.80	\$3,838.80	\$0.00	\$0.00	Mail	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
003214	192400	65.00-5-25	Payment Posted
Address		Municipality	School
201 Edison Timmerman Rd		Town of Cairo	Cairo-Durham

Owners	Property Information	Assessment Information
Rinaldi Jr John	Roll Section: 1	Full Market Value: 240600.00
PO Box 942	Property Class: Mfg housing	Total Assessed Value: 84200.00
Cairo, NY 12413	Lot Size: 1.70	Uniform %: 35.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	84200.000	6.48208100	\$545.79
Town Tax	3946738	0.9000	84200.000	9.02196800	\$759.65
School Relevy	0	0.0000	0.000	0.00000000	\$2,411.96
Cairo fire	512700	2.0000	84200.000	1.44183600	\$121.40

Total Taxes: \$3,838.80

Estimated State Aid - Type	Amount
County	24079274.00
Town	470591.00

Mail Payments To:
 Susan B. Hilgendorff
 Tax Collector
 PO Box 319 Cairo, NY. 12413



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: 2025 School Tax (2025-2026) ▼

Last Updated: 03/04/26 01:23 pm

Owner: Rinaldi Jr John PO Box 942 Cairo, NY 12413	Tax Map # 65.00-5-25 Tax Bill # 000175 Bank Code: School Code: 192401 Property Class: 270	Tax Roll: 1												
Location: 201 Edison Timmerman Rd SWIS: 192400 Cairo	Acreage: 1.7 Frontage: Depth:	Liber: 00580 Page: 00222												
<table border="1"> <tr><td>Full Value:</td><td>240,600</td></tr> <tr><td>Assessment:</td><td>84,200</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td>Tax Amount:</td><td>2,209.97</td></tr> <tr><td>Tax Paid:</td><td>0.00</td></tr> <tr><td>Balance:</td><td>2,209.97</td></tr> </table>			Full Value:	240,600	Assessment:	84,200	STAR Savings:	0.00	Tax Amount:	2,209.97	Tax Paid:	0.00	Balance:	2,209.97
Full Value:	240,600													
Assessment:	84,200													
STAR Savings:	0.00													
Tax Amount:	2,209.97													
Tax Paid:	0.00													
Balance:	2,209.97													

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School tax	17,322,960	84,200	26.21263	2,207.10
LibraryTax	22,543	84,200	0.034112	2.87

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](#)

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 201 Edison Timmerman Rd, Cairo, NY 12413

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.

Initial 

The aforementioned property IS NOT located in an agricultural district.

I have received and read this disclosure notice.

Signed by:  4/14/2026
Seller _____ Date _____ Purchaser _____ Date _____
F50FC39AD60742B...

Seller _____ Date _____ Purchaser _____ 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".

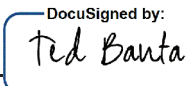
 Purchaser Date

 Seller  4/14/2026
F50FC39AD60742B... Date

 Purchaser Date

 Seller Date

 Purchasers Agent

 Theodore Banta III & Konrad Roman 
 Sellers Agent 75F0C5617FD84BF...



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) Stanley Oldakowski acknowledge receipt of a copy of this disclosure form:

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

Signed by:



F50FC39AD60742B...

Date: _____

Date: 4/14/2026



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) Stanley Oldakowski

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

Buyer/Tenant/Seller/Landlord Signature  Date: 4/14/2026
Signed by: F50FC39AD60742B...

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.