

**101 Garcia Lane  
Leeds, NY 12451**

**\$2,300**



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](mailto:tedbanta3@yahoo.com)  
[rvwselectproperties.com/](http://rvwselectproperties.com/)



**Basics**

**Beds** 2  
**Baths** 1  
**Baths Full** 1  
**Living Area** 948

**Details**

**Above Grd Fin Area:** 948  
**Below Grd Fin Area:** 0  
**Sub Type:** Single Family Residence

**Year Built:** 1960  
**Acres:** 0.5

**Additional Info**

<b>Association</b>	No	<b>Flood Plain</b>	Yes	<b>Wood Stove</b>	Yes
<b>Basement</b>	Yes	<b>Waterfront</b>	Yes		

**Remarks**

A Stream-side Sanctuary & Fully Furnished Farmhouse Retreat in Leeds! Experience the perfect blend of country charm and modern convenience in this meticulously maintained, fully furnished farmhouse-style rental. Situated on a serene half-acre parcel overlooking a peaceful stream, 101 Garcia Lane offers a rare opportunity for turn-key living in a picturesque setting. The heart of the home is a spacious, light-filled living room anchored by a cozy propane heat stove--ideal for crisp country evenings. The thoughtfully designed layout includes a large foyer and a functional kitchen with an eat-in area. For those seeking flexibility, the home offers a convenient first-floor bedroom, while the second floor serves as a private suite with an additional bedroom or a dedicated office or den, perfect for the remote professional. Outdoor living is a highlight here, whether you're enjoying your morning coffee on the classic covered front porch or relaxing in the expansive backyard with its peaceful rural views and views of the organic Stoneledge Farm. This home is offered in move-in condition as a smoke-free and pet-free environment. To ensure a low-maintenance lifestyle, the owner provides lawn care and garbage removal, while the tenants are responsible for fuel, utilities, and snow removal. A no-fee rental application and professional references are required for consideration. To truly appreciate the quality and setting of this property, be sure to view our 3D virtual tours, aerial photography, floor plans, and multi-media website of the home and property.

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Theodore Banta III on Saturday, April 25, 2026 1:18AM.

Residential Lease Active  
MLS# 20261315

101 Garcia Lane  
Leeds, NY 12451  
County: Greene

**\$2,300**  
**Public Report**



<b>Beds:</b>	2	<b>Sub-Type:</b>	Single Family Residence
<b>Baths - Total (F,H)</b>	1 (1,0)	<b>Township:</b>	Cairo
<b>Basement YN:</b>	Yes	<b>Town (Taxable):</b>	Cairo
<b>Stories Total:</b>	1	<b>911 Address:</b>	101 Garcia Ln, Leeds, NY 12451
<b>Living Area:</b>	948	<b>Lot Size Acres:</b>	0.5
<b>Above Grade Finished Area:</b>	948	<b>Lot Size</b>	.5 acres
<b>Below Grade Finished Area:</b>	0	<b>Dimensions:</b>	
<b>Association YN:</b>	No	<b>Year Built:</b>	1960
<b>Furnished:</b>	Furnished	<b>New Construction YN:</b>	No
<b>Wood Stove YN:</b>	Yes	<b>Flood Plain YN:</b>	Yes
		<b>Garage YN:</b>	No
		<b>Waterfront YN:</b>	Yes
		<b>Water Body Name:</b>	Catskill Creek

**Public Remarks:** A Stream-side Sanctuary & Fully Furnished Farmhouse Retreat in Leeds! Experience the perfect blend of country charm and modern convenience in this meticulously maintained, fully furnished farmhouse-style rental. Situated on a serene half-acre parcel overlooking a peaceful stream, 101 Garcia Lane offers a rare opportunity for turn-key living in a picturesque setting. The heart of the home is a spacious, light-filled living room anchored by a cozy propane heat stove--ideal for crisp country evenings. The thoughtfully designed layout includes a large foyer and a functional kitchen with an eat-in area. For those seeking flexibility, the home offers a convenient first-floor bedroom, while the second floor serves as a private suite with an additional bedroom or a dedicated office or den, perfect for the remote professional. Outdoor living is a highlight here, whether you're enjoying your morning coffee on the classic covered front porch or relaxing in the expansive backyard with its peaceful rural views and views of the organic Stoneledge Farm. This home is offered in move-in condition as a smoke-free and pet-free environment. To ensure a low-maintenance lifestyle, the owner provides lawn care and garbage removal, while the tenants are responsible for fuel, utilities, and snow removal. A no-fee rental application and professional references are required for consideration. To truly appreciate the quality and setting of this property, be sure to view our 3D virtual tours, aerial photography, floor plans, and multi-media website of the home and property.

**Status Change Timestamp:** 04/01/2026  
**Original List Price:** \$2,300  
**List Price:** \$2,300

**School District:** Cairo-Durham Central School District

**Parcel Number:** 119.00-1-23

**List Price/SqFt:** \$2.43

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Bedroom	First			See Floor Plans	Bathroom	First			See Floor Plans
Bedroom	Second			See Floor Plans	Living Room	First			See Floor Plans
Kitchen	First			See Floor Plans					
Office	Second			See Floor Plans					
Other Room	First			See Floor Plans					

**Appliances:** Range; Refrigerator; Washer/Dryer  
**Architectural Style:** Farmhouse  
**Attic Features:** Finished  
**Basement:** Dirt Floor; Full; Unfinished  
**Construction Materials:** Frame; Wood Siding  
**Electric:** Circuit Breakers  
**Flooring:** Ceramic Tile; Hardwood; Laminate; Wood  
**Foundation Details:** Stone  
**Heating:** Baseboard; Electric; Propane Stove; Space Heater  
**Laundry Features:** In Basement  
**Levels:** One and One Half

**Lot Features:** Agricultural; Stream On Lot  
**Move In Costs:** First Month Rent; Security Deposit  
**Parking Features:** Driveway  
**Patio And Porch Features:** Front Porch  
**Road Frontage Type:** Town  
**Road Surface Type:** Asphalt  
**Roof:** Asphalt; Shingle  
**Sewer:** Septic Tank  
**Structure Type:** House  
**Tenant Pays:** All Utilities  
**View:** Creek/Stream; Neighborhood; Pasture; Rural  
**Water Source:** Well  
**Waterfront Features:** Stream  
**Window Features:** Double Pane Windows  
**Wood Stove Features:** Gas; Wood Stoves Total: 1



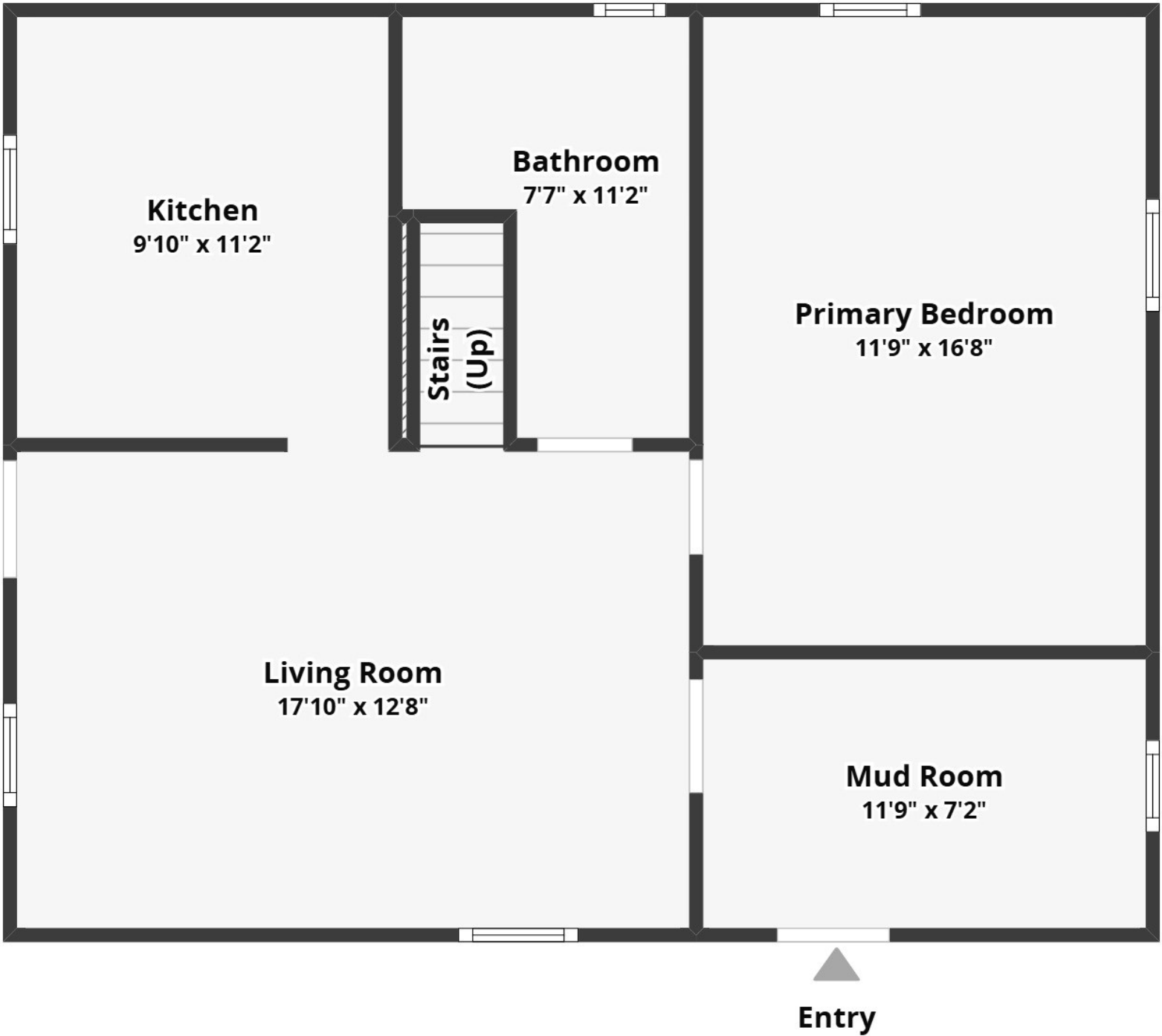
**Theodore Banta III**  
**License:10311206649**  
RVW Select Properties  
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518-466-1219  
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<https://rvwselectproperties.com/>

**RW**

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**SELECT PROPERTIES**

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All dimensions are approximate and subject to independent verification

**Office**  
9'7" x 11'4"



**Bedroom**  
16'11" x 11'9"

**119.00-1-13.2**  
Kavakos Family  
Real Estate LLC

**119.00-1-3**  
Hoovler, Trust No  
1 of 2011, Rita

**119.00-1-23**  
Kavakos Family  
Real Estate LLC

**119.00-1-25**  
Kavakos Family  
Real Estate LLC

Garcia Ln

Catskill Creek

**119.00-4-1**  
Mountainside  
Rentals LLC

Bell Brook

**119.00-1-13.2**  
Kavakos Family  
Real Estate LLC

**119.00-1-3**  
Hoovler, Trust No  
1 of 2011, Rita

**119.00-1-25**  
Kavakos Family  
Real Estate LLC

**119.00-1-23**  
Kavakos Family  
Real Estate LLC

**119.00-4-1**  
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Rentals LLC

119.00-1-13.2  
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AE

119.00-1-3  
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119.00-1-25  
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Real Estate LLC

119.00-1-23  
Kavakos Family  
Real Estate LLC

AE

119.00-4-1  
Mountainside  
Rentals LLC

AE

## AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 101 Garcia Ln, South Cairo, NY 12482

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:

IS CK The aforementioned property IS located in an agricultural district.

\_\_\_\_\_ The aforementioned property IS NOT located in an agricultural district.

I have received and read this disclosure notice.

	Signed by:			
Lessor	<u>Candice Kanakos</u>	<u>3/26/2026</u>	Purchaser	Date
Seller		Date	Purchaser	Date

# DISCLOSURE FOR PRE-1978 HOUSING RENTAL AND LEASES DISCLOSURE OF INFORMATION LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

## Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

## Lessor's Disclosure (initial)

<sup>Initial</sup>  
ck [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): \_\_\_\_\_

<sup>Initial</sup>  
ck  Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.  
[b] Records and Reports available to the seller (check one below):  
\_\_\_\_\_ Lessor 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): \_\_\_\_\_  
 Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Lessee's Acknowledgment (initial)

\_\_\_\_\_ [c] Lessee has received copies of all information listed above.  
\_\_\_\_\_ [d] Lessee has received the pamphlet *Protect Your Family From Lead in Your Home*.

## Agent's Acknowledgment (initial)

<sup>DS</sup>  
TB <sup>tsb3</sup> [e] Agent has informed the lessor of the lessor 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.

	<sup>Signed by:</sup> <u>Candice Karakos</u>	3/26/2026		
Lessor	50D7ABFDCB064BB...	Date	Lessor	Date
	<sup>DocuSigned by:</sup> <u>Ted Banta</u>	3/26/2026		
Lessee	Theodore Banta III	Date	Lessee	Date
Agent	75F0C5617FD84BF...	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](http://www.dos.ny.gov)

## New York State Disclosure Form for Landlord and Tenant

### THIS IS NOT A CONTRACT

*New York State law requires real estate licensees who are acting as agents of landlords and tenants of real property to advise the potential landlords and tenants 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

#### Landlord's Agent

A landlord's agent is an agent who is engaged by a landlord to represent the landlord's interest. The landlord's agent does this by securing a tenant for the landlord's apartment or house at a rent and on terms acceptable to the landlord. A landlord's agent has, without limitation, the following fiduciary duties to the landlord: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A landlord's agent does not represent the interests of the tenant. The obligations of a landlord's agent are also subject to any specific provisions set forth in an agreement between the agent and the landlord. In dealings with the tenant, a landlord'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.

#### Tenant's Agent

A tenant's agent is an agent who is engaged by a tenant to represent the tenant's interest. The tenant's agent does this by negotiating the rental or lease of an apartment or house at a rent and on terms acceptable to the tenant. A tenant's agent has, without limitation, the following fiduciary duties to the tenant: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A tenant's agent does not represent the interest of the landlord. The obligations of a tenant's agent are also subject to any specific provisions set forth in an agreement between the agent and the tenant. In dealings with the landlord, a tenant'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 tenant's ability and/or willingness to perform a contract to rent or lease landlord's property that are not consistent with the agent's fiduciary duties to the tenant.

#### Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a tenant's agent (but does not work for the same firm as the listing agent or tenant's agent) to assist the listing agent or tenant's agent in locating a property to rent or lease for the listing agent's landlord or the tenant agent's tenant. The broker's agent does not have a direct relationship with the tenant or landlord and the tenant or landlord cannot provide instructions or direction directly to the broker's agent. The tenant and the landlord therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or tenant's agent do provide direction and instruction to the broker's agent and therefore the listing agent or tenant's agent will have liability for the acts of the broker's agent.

#### Dual Agent

A real estate broker may represent both the tenant and the landlord if both the tenant and landlord 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 landlord and the tenant. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the tenant and landlord. An agent acting as a dual agent must explain carefully to both the landlord and tenant 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 landlord and tenant are giving up their right to undivided loyalty. A landlord and tenant should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A landlord or tenant may provide advance informed consent to dual agency by indicating the same on this form.

#### Dual Agent with Designated Sales Agents

If the tenant and the landlord 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 tenant and another sales agent to represent the landlord. A sales agent works under the supervision of the real estate broker. With the informed consent in writing of the tenant and the landlord, the designated sales agent for the tenant will function as the

# New York State Disclosure Form for Landlord and Tenant

tenant's agent representing the interests of and advocating on behalf of the tenant and the designated sales agent for the landlord will function as the landlord's agent representing the interests of and advocating on behalf of the landlord in the negotiations between the tenant and the landlord. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. The designated sales agent must explain that like the dual agent under

whose supervision they function, they cannot provide undivided loyalty. A landlord or tenant should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A landlord or tenant may 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:

Landlord as a (check relationship below)

Tenant as a (check relationship below)

Landlord's Agent

Tenant's Agent

Broker'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 tenant; and \_\_\_\_\_ is appointed to represent the landlord in this transaction.

(I) (We) Kavakos Family Real Estate LLC acknowledge receipt of a copy of this disclosure form:

Signature of  Landlord(s) and/or  Tenant(s):

Signed by: Candice Kavakos  
50D7ABFDCB064BB...

Date: 3/26/2026

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



## 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

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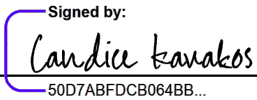
## New York State Housing and Anti-Discrimination Disclosure Form

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) Kavakos Family Real Estate LLC

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

Buyer/Tenant/Seller/Landlord Signature  Date: 3/26/2026  
Signed by: Candice Kavakos  
50D7ABFDCB064BB...

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.