

199 Paddock Road
East Durham, NY 12423

\$725,000



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 2292

Details

Above Grd Fin Area: 2292
Below Grd Fin Area: 0
Sub Type: Single Family Residence
Garage Spaces: 2.5
Year Built: 1990
Acres: 13

Additional Info

Basement No Fireplace Yes Wood Stove Yes

Remarks

Escape to your own private Catskills sanctuary at this beautifully crafted 3 bedroom, 2 bath contemporary home nestled on 13 secluded acres in the heart of Durham. Hidden from the road and approached by a winding driveway, this remarkable property offers the rare combination of complete privacy, natural beauty, and convenient access to some of the region's most sought after destinations. Inside, the home is warm, inviting, and filled with natural light. The stunning chef's kitchen is designed for gathering and entertaining, featuring granite countertops, a center island, dual ovens, stainless steel appliances, a Bosch dishwasher, a warming drawer, wine cooler, and a charming brick oven. The adjoining dining area provides the perfect setting for intimate dinners, holiday celebrations, and evenings spent gazing at the stars. The spacious living room is anchored by a magnificent fieldstone fireplace and opens directly onto an expansive rear deck, creating a seamless indoor-outdoor lifestyle. A first floor bedroom, full bath, and den/home office offer flexibility for guests or remote work. Upstairs, the private primary suite serves as a peaceful retreat complete with its own dramatic fieldstone fireplace, ensuite bath, and a generous walk-in closet. An additional bedroom completes the second floor. Outside, the possibilities are endless. The detached 2+ car garage includes a workshop area and a substantial second floor space with a separate entrance. Already equipped with sleeves for water, sewer, and electric, this area offers exciting potential for guest accommodations, an artist's studio, home



Beds:	3	Sub-Type:	Single Family Residence
Baths - Total (F,H)	2	Township:	East Durham
	(2,0)	Town	Durham
Basement YN:	No	(Taxable):	
Stories:	2	911 Address:	199 Paddock Rd
Living Area:	2,292		Durham NY
Above Grade Finished Area:	2,292		12423
Below Grade Finished Area:	0	Lot Size Acres:	13
Fireplace YN:	Yes	Zoning:	No zoning
Fireplaces Total:	2	Zoning	210 Single
Wood Stove YN:	Yes	Description:	Family Residence
		Year Built:	1990
		New Construction YN:	No
		Garage YN:	Yes
		Attached	No
		Garage YN:	
		Garage Spaces:	2.5
		Lease Considered YN:	No

Public Remarks: Escape to your own private Catskills sanctuary at this beautifully crafted 3 bedroom, 2 bath contemporary home nestled on 13 secluded acres in the heart of Durham. Hidden from the road and approached by a winding driveway, this remarkable property offers the rare combination of complete privacy, natural beauty, and convenient access to some of the region's most sought after destinations. Inside, the home is warm, inviting, and filled with natural light. The stunning chef's kitchen is designed for gathering and entertaining, featuring granite countertops, a center island, dual ovens, stainless steel appliances, a Bosch dishwasher, a warming drawer, wine cooler, and a charming brick oven. The adjoining dining area provides the perfect setting for intimate dinners, holiday celebrations, and evenings spent gazing at the stars. The spacious living room is anchored by a magnificent fieldstone fireplace and opens directly onto an expansive rear deck, creating a seamless indoor-outdoor lifestyle. A first floor bedroom, full bath, and den/home office offer flexibility for guests or remote work. Upstairs, the private primary suite serves as a peaceful retreat complete with its own dramatic fieldstone fireplace, ensuite bath, and a generous walk-in closet. An additional bedroom completes the second floor. Outside, the possibilities are endless. The detached 2+ car garage includes a workshop area and a substantial second floor space with a separate entrance. Already equipped with sleeves for water, sewer, and electric, this area offers exciting potential for guest accommodations, an artist's studio, home office, fitness space, or future apartment. The 13 acre setting is truly exceptional. Mature trees surround the home, creating a sense of tranquility and seclusion rarely found today. A large level area provides ample space for recreation and could accommodate a pickleball court, tennis court, basketball court, putting green, playground, or other outdoor amenities. Toward the rear of the property, a natural location offers the potential for a future pond. Whether you're seeking a year-round residence, weekend retreat, or private escape from city life, this property delivers the best of Catskills living. Conveniently located near Windham Mountain, Hunter Mountain, Zoom Flume Water Park, Green Lake, Colgate Lake, Dutchman's Landing, and the Hudson River, you'll enjoy four seasons of recreation, adventure, and relaxation. View the 3D virtual tours, floor plans, aerial drone photography, and dedicated property website to fully experience everything this extraordinary property has to offer.

Possession: Close Of Escrow

Status Change Timestamp: 06/13/2026

Original List Price: \$725,000

List Price: \$725,000

School District: Cairo-Durham Central School District

List Price/SqFt: \$316.32

Tax Annual Amount: \$5,040
General Tax: \$0
School Tax: \$2,444.44
Town Tax: 2,594.72
Tax Assessed Value: \$156,500
Assessors Full Market Value: \$355,700

Parcel Number: 49.00-5-11
Tax Block: 11
Tax Lot: 5
Tax Exemptions YN: Yes
Tax Legal Description: 210 Single Family Residence

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Primary Bedroom	Second			See Floor Plans	Primary Bathroom	Second			See Floor Plans
Bedroom	First			See Floor Plans	Bathroom	First			See Floor Plans

Bedroom	Second	See Floor Plans	Living Room	First	See Floor Plans
Dining Room	First	See Floor Plans			
Kitchen	First	See Floor Plans			
Office	First	See Floor Plans			

Appliances: Dishwasher; Double Oven; Oven; Range; Refrigerator; Warming Drawer; Wine Cooler
Architectural Style: Contemporary
Book Information: Liber/Book: 601; Page: 324; Section: 49.00
Construction Materials: Frame; Wood Siding
Cooling: Ductless; Wall Unit(s)
Electric: 200+ Amp Service
Exterior Features: Garden
Fireplace Features: Bedroom; Living Room
Flooring: Carpet; Hardwood; Tile
Foundation Details: Block; Slab
Heating: Baseboard; Hot Water; Propane

Interior Features: High Ceilings; Kitchen Island; Natural Woodwork
Laundry Features: Laundry Closet
Levels: Two
Lot Features: Garden; Gentle Sloping; Level; Many Trees; Wooded
Other Structures: Garage(s); Shed(s)
Parking Features: Driveway; Garage Faces Front
Patio And Porch Features: Deck
Road Frontage Type: Town
Road Surface Type: Paved
Roof: Asphalt; Shingle
Sewer: Septic Tank
Structure Type: House
View: Trees/Woods
Water Source: Well
Window Features: Casement Window(s)
Wood Stove Features: Other



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RW

SELECT PROPERTIES

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49.00-5-19
O'Hara,
Christopher P.

49.00-5-6
Roman,
Anthony

50.00-5-24
Miranda,
Kelsey

49.00-5-8.11
Puorro, Taryn

49.00-5-17
Roman,
Anthony Jr

49.00-5-8.12
Ayr, Maria

49.00-5-10
Pacifica,
Laura

49.00-5-11
White,
Steven P.

49.00-5-14
Wagner,
Robert

65.00-1-47
Mead Life Estate,
Barbara V.

64.00-3-2
Apolant,
Pamela

64.00-3-4
Mead,
Cynthia L.

64.00-3-5
Lauer,
Elizabeth

64.00-3-3
Shapiro, Evan

64.00-3-6
DiBenedetto,
Co-Trustee, Alex Colton

65.00-1-1.2
Walsh, John

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49.00-5-6
Roman,
Anthony

50.00-5-24
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Kelsey

49.00-5-8.11
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Co-Trustee, Alex Colton

65.00-1-1.2
Walsh, John

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
1/13/2026	1/12/2026	\$2,594.72	\$2,594.72	\$0.00	\$0.00		Full Payment

Tax Bill #	SWIS	Tax Map #	Status
002316	193000	49.00-5-11	Payment Posted
Address	Municipality	School	
199 Paddock Rd	Town of Durham	Cairo-Durham	

Owners

White Steven P
 White Karen
 199 Paddock Rd
 East Durham, NY 12423

Property Information

Roll Section: 1
Property Class: 1 Family Res
Lot Size: 13.00

Assessment Information

Full Market Value: 355700.00
Total Assessed Value: 156500.00
Uniform %: 44.00

Exemption	Amount
VET WAR CT	7470.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	149030.000	5.15620100	\$768.43
Town Tax	2398315	1.0000	149030.000	9.67387100	\$1,441.70
Ambulance District	292144	-26.6000	156500.000	1.12686300	\$176.35
E durham fire	164143	3.0000	156500.000	1.33058800	\$208.24

Total Taxes: \$2,594.72

Estimated State Aid - Type	Amount
County	24079274.00
Town	248100.00

Mail Payments To:

Janet Partridge
 Clerk / Collector
 7309 Route 81 East Durham, NY 12423



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:		Tax Map #	49.00-5-11
White Steven P		Tax Bill #	006016
White Karen		Bank Code:	
199 Paddock Rd		School Code:	192401
East Durham, NY 12423		Property Class:	210
		Tax Roll:	1
Location: 199 Paddock Rd		Acreage:	13
SWIS: 193000 Durham		Frontage:	
		Depth:	
		Liber:	
		Page:	
Code	Description	Exemption	
41124	WAR VET S	3,735	
41834	STAR SR	35,730	
			Full Value: 355,700
			Assessment: 156,500
			STAR Savings: 745.01
			Tax Amount: 2,444.44
			Tax Paid: 2,444.44
			Balance: 0.00

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	17,322,960	152,765	20.850956	3,185.30
Library Tax	22,543	152,765	0.027135	4.15
Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/29/25	White Steven P	0929-00041	2,444.44	

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: 199 Paddock Rd, Durham, NY 12423

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** **Initial** **IS NOT*** The aforementioned property IS NOT located in an agricultural district.
Initial **Initial** **Initial** The home is across the road from an Ag district.

I have received and read this disclosure notice.

	Signed by:	6/4/2026			
Seller		Date	Purchaser		Date
	8B058BDE21994D8...				
	Signed by:	6/4/2026			
Seller		Date	Purchaser		Date
	4969C58107C7443...				

Carbon Monoxide and Smoke Detectors/Alarms Disclosure

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

Purchaser Date

Seller Date

Signed by:

8B058BDE21994D8...

6/4/2026

Purchaser Date

Seller Date

Signed by:

4969C58107C7443...

6/4/2026

Purchasers Agent

Sellers Agent

Theodore Banta III & Konrad Roman

DocuSigned by:

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:

☒ 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:

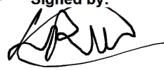
☐ Advance Informed Consent Dual Agency

☐ 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) Steven White & Karen Kaufman-White acknowledge receipt of a copy of this disclosure form:

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

Signed by: 

6/4/2026

8B058BDE21994D8...

Signed by:



6/4/2026

4969C58107C7443...

Date: _____

Date: _____



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

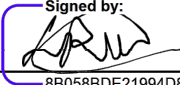
New York State Housing and Anti-Discrimination Disclosure Form

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) Steven White & Karen Kaufman-White

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

Buyer/Tenant/Seller/Landlord Signature _____	Signed by:  8B058BDE21994D8...	Date: <u>6/4/2026</u>
Buyer/Tenant/Seller/Landlord Signature _____	Signed by:  4969C58107C7443...	Date: <u>6/4/2026</u>

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