

900 Route 23a, 27
Catskill, NY 12414

\$84,900

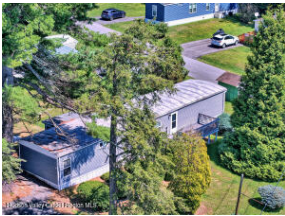


Hudson Valley Catskill Region MLS

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	980

Details

Above Grd Fin Area: 980	Year Built: 1986
Below Grd Fin Area: 0	Acres: 0
Sub Type: Manufactured Home	

Additional Info

Basement	No
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Remarks

A Beautifully Updated 3 Bedroom, 2 Bath, 14 x 70 Single-Wide Manufactured Home. The home features a spacious living room, a kitchen, 3 bedrooms, 2 full baths, a laundry closet, an enclosed entry, a front deck, and a shed. There's landscaping, a private driveway, and yard space. The monthly lot lease fee is 415 and includes water, sewer, and snowplowing. View our multi-media website, virtual tours, and floor plan of the home and property. The home has great proximity to the area's destinations & attractions as it's 5 to 10 minutes to the Village of Catskill, 25 minutes to Hunter Ski Mountain, 15 minutes to Dutchman's Landing Park & the Hudson River, 20 minutes to the Village of Saugerties, & 20 minutes to Green Lake. Please consult with a lender about financing for single-wide trailers in parks. Since there is no real property, financing is different than purchasing a single-family home with real property, and there are different terms and requirements. Not all lenders offer financing for single-wide trailers in parks. Upon an acceptance of an offer, you will need to submit an application to the park owner seeking approval for park ownership.

Residential Active MLS# 20253985	900 Route 23a 27 Catskill, NY 12414 County: Greene	\$84,900 Public Report
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Beds:	3	Sub-Type:	Manufactured Home
Baths - Total (F,H)	2	Township:	Catskill
	(2,0)	Town	Catskill
Basement YN:	No	(Taxable):	
Living Area:	980	911 Address:	900 Route 23A, Catskill NY 12414
Above Grade Finished Area:	980		Lot 27
Below Grade Finished Area:	0	Lot Size	0
		Acres:	
		Zoning:	416
		Zoning	416 Mfg Housing
		Description:	Park
		Year Built:	1986
		New	No
		Construction YN:	
		Garage YN:	No
		Lease	No
		Considered	
		YN:	

Public Remarks: A Beautifully Updated 3 Bedroom, 2 Bath, 14 x 70 Single-Wide Manufactured Home. The home features a spacious living room, a kitchen, 3 bedrooms, 2 full baths, a laundry closet, an enclosed entry, a front deck, and a shed. There's landscaping, a private driveway, and yard space. The monthly lot lease fee is 415 and includes water, sewer, and snowplowing. View our multi-media website, virtual tours, and floor plan of the home and property. The home has great proximity to the area's destinations & attractions as it's 5 to 10 minutes to the Village of Catskill, 25 minutes to Hunter Ski Mountain, 15 minutes to Dutchman's Landing Park & the Hudson River, 20 minutes to the Village of Saugerties, & 20 minutes to Green Lake. Please consult with a lender about financing for single-wide trailers in parks. Since there is no real property, financing is different than purchasing a single-family home with real property, and there are different terms and requirements. Not all lenders offer financing for single-wide trailers in parks. Upon an acceptance of an offer, you will need to submit an application to the park owner seeking approval for park ownership.

Possession: Close Of Escrow	Status Change Timestamp: 08/28/2025
	Original List Price: \$84,900
	List Price: \$84,900

School District: Catskill School District	Tax Annual Amount: \$0	Parcel	0
List Price/SqFt: \$86.63	General Tax: \$0	Number:	
	School Tax: \$0	Tax Block:	0
	Tax Assessed Value: \$0	Tax Lot:	0
	Assessors Full Market Value: \$0	Tax	No
		Exemptions YN:	
		Tax Legal	
		Description:	Lot 27. There is no tax map number for manufactured homes in parks.

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Bedroom	First	9.75	8.38	See Floor Plans	Bathroom	First	9.74	4.49	See Floor Plans
Bedroom	First	9.51	13.14	See Floor Plans	Bathroom	First	4.52	7.63	See Floor Plans
Bedroom	First	11.54	13.14	See Floor Plans	Living Room	First	15.65	13.11	See Floor Plans
Kitchen	First	9.52	7.5	See Floor Plans					

Appliances: Dryer; Range; Refrigerator; Washer
Architectural Style: Other
Body Type: Single Wide
Book Information: Liber/Book: 0; Page: 0; Section: 0
Community Features: None
Construction Materials: Vinyl Siding
Cooling: Wall Unit(s)
Electric: 100 Amp Service
Flooring: Carpet; Linoleum
Foundation Details: Block

Laundry Features: In Hall; Laundry Closet
Levels: One
Other Structures: Shed(s)
Parking Features: Driveway
Patio And Porch Features: Deck; Enclosed
Roof: Asphalt; Shingle
Sewer: Public Sewer
Structure Type: Manufactured House
View: Neighborhood
Water Source: Public

Heating: Forced Air; Kerosene

Window Features: Double Hung Window(s)



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<https://rvwselectproperties.com/>



SELECT PROPERTIES

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Entry

All dimensions are approximate and subject to independent verification

Information from the Seller:

900 Route 23A, Lot 27, Catskill, NY 12414

Refurbished 3-Bedroom, 2-Bath Mobile Home

This beautifully updated mobile home offers comfortable living with modern upgrades throughout. Featuring three bedrooms, a spacious living room, a well-appointed kitchen, a laundry area, and two full bathrooms, it's move-in ready for its new owner.

Key Features:

- Exterior:
 - Storage area outside for tools, equipment, or seasonal items
 - Oil tank installed just 3 years ago
 - Georgia-Pacific siding with a lifetime transferable guarantee
 - Sherwin-Williams paint throughout the home for a fresh, durable finish
- Interior Updates:
 - Updated electrical devices to meet National Electrical Code standards, including tamper-proof, child-resistant outlets, rocker-arm switches, matching plates, and GFI-protected outlets where required
 - New carpeting in all three bedrooms for comfort and warmth
 - Wall-unit air conditioner in living room
 - Brand new hot water heater
 - Brand new refrigerator
 - Washing machine (head units need to be replaced) and dryer included
- Plumbing & Mechanical:
 - New heat tracing installed on all plumbing under the home for freeze protection
 - All ductwork sanitized and steam-cleaned by a licensed, certified company (documentation available)
- Health & Safety:
 - Mold inspection performed by a licensed company—results came back exceptionally clean, well below permitted limits (report will be posted in the home)
 - New insulation installed in recommended areas per inspection report

This home is turn-key, well-maintained, and ready for its new owner to enjoy



170.00-3-49
Goldsmith,
Laura E.

170.00-3-13.11
Perillo,
Andrew F.

<BOL>186.00-1-31</BOL>
Central Hudson
Gas & Elec,

170.03-1-14
Gostyla,
Walter

170.03-1-20
Mower Irrevocable Trust,
Joseph G and Claire S.

170.03-1-34
Davis,
Andrew Sr

170.03-1-26
Davis,
Andrew Sr

170.03-1-25
Bennett,
Earl F.

170.03-1-32
White, Iris

170.03-1-33
Mamera,
Thomas A.

Entrance

Lot 27

Entrance

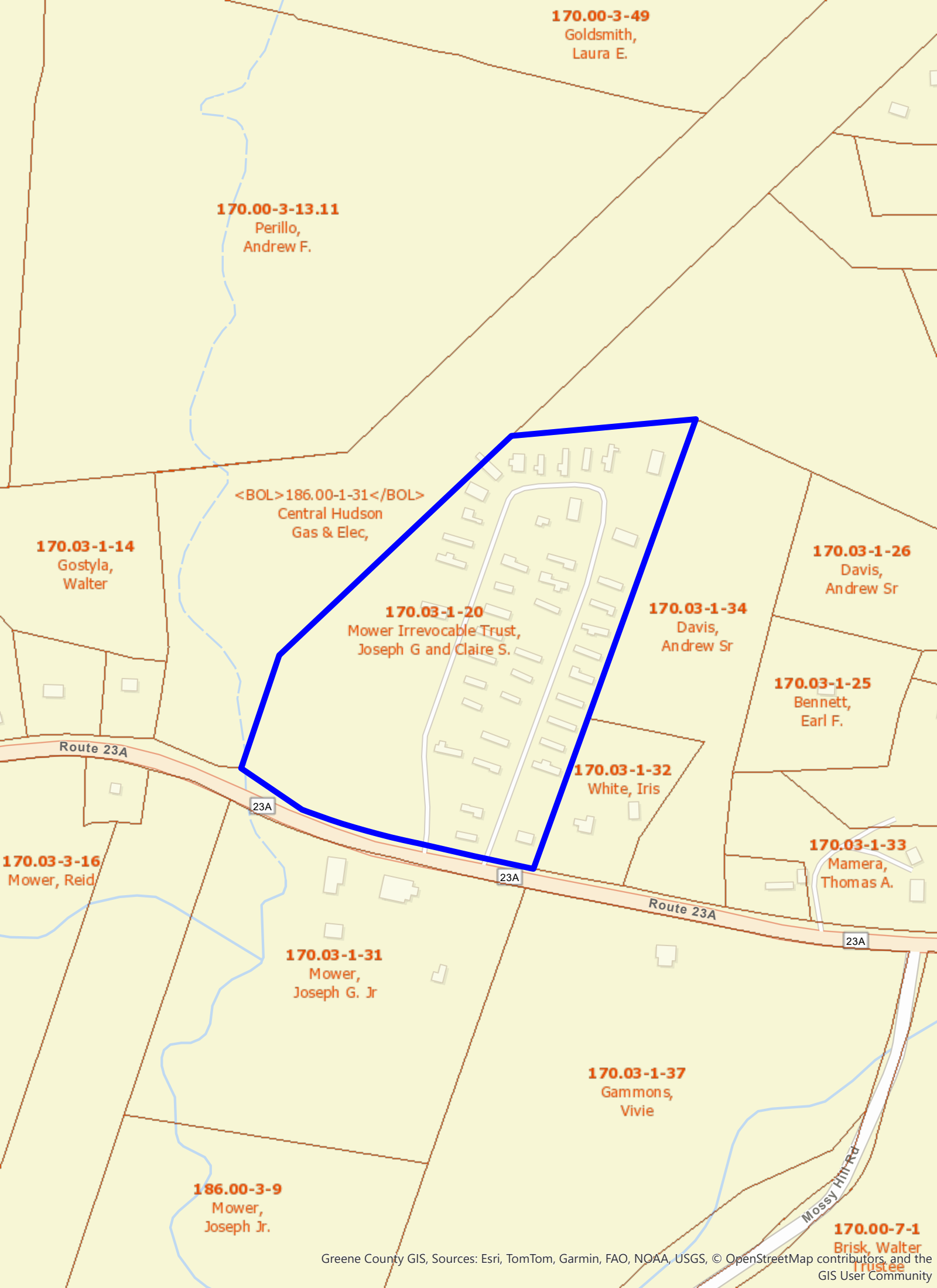
170.03-3-16
Mower, Reid

170.03-1-31
Mower,
Joseph G. Jr

170.03-1-37
Gammons,
Vivie

186.00-3-9
Mower,
Joseph Jr.

170.00-7-1
Brisk, Walter
Trustee



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170.00-3-13.11
Perillo,
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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) Pasquale Floria acknowledge receipt of a copy of this disclosure form:

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

DocuSigned by:
Pasquale Floria
 25C5BA4AE3ED474...

Date: _____

Date: 8/14/2025



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
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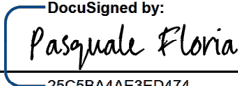
New York State Housing and Anti-Discrimination Disclosure Form

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) Pasquale Floria

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

Buyer/Tenant/Seller/Landlord Signature  Date: 8/14/2025

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.