

62 Liftside Drive, 341  
Hunter, NY 12442

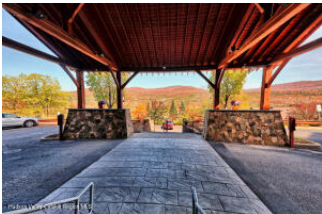
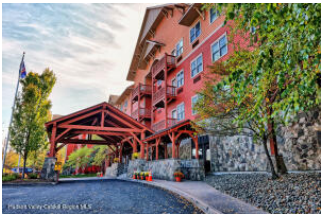
\$32,500



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 3  
Baths 2  
Baths Full 2  
Living Area 1300

Details

Above Grd Fin Area: 1300  
Below Grd Fin Area: 0  
Sub Type: Condominium  
Year Built: 2005  
Acres: 0.01

Additional Info

Property Attached	Yes	Basement	No	Fireplace	Yes
-------------------	-----	----------	----	-----------	-----

Remarks

A Spacious 3 Bedroom, 2 Bath Condo/Timeshare at the Beautiful Kaatskill Mountain Club! It's a part-time deeded ownership for 13 weeks during the year. 1 week for every four. The schedule is rotated each year. This unit is week 3 for this year. The Kaatskill Mountain Club is slopeside living with optional RCI - Resort Condominiums International - vacation exchange. The unit features 3 bedrooms including a primary bedroom and bath ensuite, 2 full bathrooms, a full kitchen with a breakfast bar, a living room with a fireplace and a walkout balcony, a spacious dining area, and a laundry closet. It's a great escape and retreat to Hunter Ski Mountain and all the amenities the Kaatskill Mountain Club has to offer, such as, a heated outdoor pool, hot tubs, a spa, a sauna, a gym, meeting rooms, a restaurant, a bar, a game room, an owner's lounge, an owner's locker room, wi-fi, & more. It has easy ski access off and on Hunter Mountain. When your not using your share, you can rent it to offset your expenses. It's a Beautiful Retreat & Holiday!

Residential Active  
MLS# 20255418

62 Liftside Drive 341  
Hunter, NY 12442  
County: Greene

\$32,500  
Public Report



<b>Beds:</b>	3	<b>Sub-Type:</b>	Condominium
<b>Baths - Total (F,H)</b>	2	<b>Township:</b>	Hunter
	(2,0)	<b>Town</b>	Hunter
<b>Property Attached YN:</b>	Yes	<b>(Taxable):</b>	
<b>Basement YN:</b>	No	<b>911 Address:</b>	62 Liftside Dr. Unit
<b>Living Area:</b>	1,300		341 Hunter NY
<b>Above Grade Finished</b>	1,300		12442
<b>Area:</b>		<b>Lot Size</b>	0.01
<b>Below Grade Finished</b>	0	<b>Acres:</b>	
<b>Area:</b>		<b>Zoning:</b>	411
<b>Fireplace YN:</b>	Yes	<b>Zoning</b>	411 Apartment
<b>Fireplaces Total:</b>	1	<b>Description:</b>	
		<b>Year Built:</b>	2005
		<b>New</b>	No
		<b>Construction</b>	
		<b>YN:</b>	
		<b>Garage YN:</b>	No
		<b>Lease</b>	No
		<b>Considered</b>	
		<b>YN:</b>	

**Public Remarks:** A Spacious 3 Bedroom, 2 Bath Condo/Timeshare at the Beautiful Kaatskill Mountain Club! It's a part-time deeded ownership for 13 weeks during the year. 1 week for every four. The schedule is rotated each year. This unit is week 3 for this year. The Kaatskill Mountain Club is slopeside living with optional RCI - Resort Condominiums International - vacation exchange. The unit features 3 bedrooms including a primary bedroom and bath ensuite, 2 full bathrooms, a full kitchen with a breakfast bar, a living room with a fireplace and a walkout balcony, a spacious dining area, and a laundry closet. It's a great escape and retreat to Hunter Ski Mountain and all the amenities the Kaatskill Mountain Club has to offer, such as, a heated outdoor pool, hot tubs, a spa, a sauna, a gym, meeting rooms, a restaurant, a bar, a game room, an owner's lounge, an owner's locker room, wi-fi, & more. It has easy ski access off and on Hunter Mountain. When your not using your share, you can rent it to offset your expenses. It's a Beautiful Retreat & Holiday!

**Possession:** Close Of Escrow

**Status Change Timestamp:** 10/31/2025

**Original List Price:** \$32,500

**List Price:** \$32,500

**School District:** Hunter-Tannersville  
**List Price/SqFt:** \$25

**Tax Annual Amount:** \$0  
**General Tax:** \$0  
**School Tax:** \$0  
**Tax Assessed Value:** \$220,848  
**Assessors Full Market Value:** \$820,996

**Parcel Number:** 164.14-1-8.341  
**Tax Block:** 8.341  
**Tax Lot:** 1  
**Tax Exemptions YN:** No  
**Tax Legal Description:** 411

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Primary Bedroom	First	6.95	11.16	See Floor Plans	Bathroom	First	10.57	8.55	See Floor Plans
Bedroom	First	13.44	9.96	See Floor Plans	Living Room	First	18.2	15.11	See Floor Plans
Bedroom	First	10.38	15.18	See Floor Plans					
Bedroom	First	15.21	13.41	See Floor Plans					
Dining Room	First	14.94	12.91	See Floor Plans					
Kitchen	First	9.88	12.96						

**Appliances:** Microwave; Range; Refrigerator; Washer/Dryer Stacked

**Architectural Style:** Other

**Book Information:** Liber/Book: 1205; Page: 205; Section: 164.14

**Community Features:** Fitness Center; Pool; Restaurant

**Construction Materials:** Asphalt; Frame

**Cooling:** Wall Unit(s)

**Electric:** Circuit Breakers

**Fireplace Features:** Living Room

**Flooring:** Carpet; Tile

**Foundation Details:** Brick/Mortar; Concrete Perimeter

**Heating:** Fireplace(s); Space Heater

**Interior Features:** Breakfast Bar

**Laundry Features:** In Bathroom; Laundry Closet

**Levels:** One

**Parking Features:** Parking Lot

**Pool Features:** Community; Heated; In Ground; Outdoor Pool

**Roof:** Asphalt

**Security Features:** 24 Hour Security; Building Security; Fire Sprinkler System

**Sewer:** Public Sewer

**Structure Type:** Hotel/Motel

**Utilities:** Cable Connected

**View:** Mountain(s)

**Water Source:** Public

**Window Features:** Double Hung Window(s)



**Theodore Banta III**  
**License:10311206649**  
RVW Select Properties  
7 W Moorehouse Rd  
Cairo, NY 12413  
518-466-1219  
518-943-5303  
[tedbanta3@yahoo.com](mailto:tedbanta3@yahoo.com)  
<https://rvwselectproperties.com/>

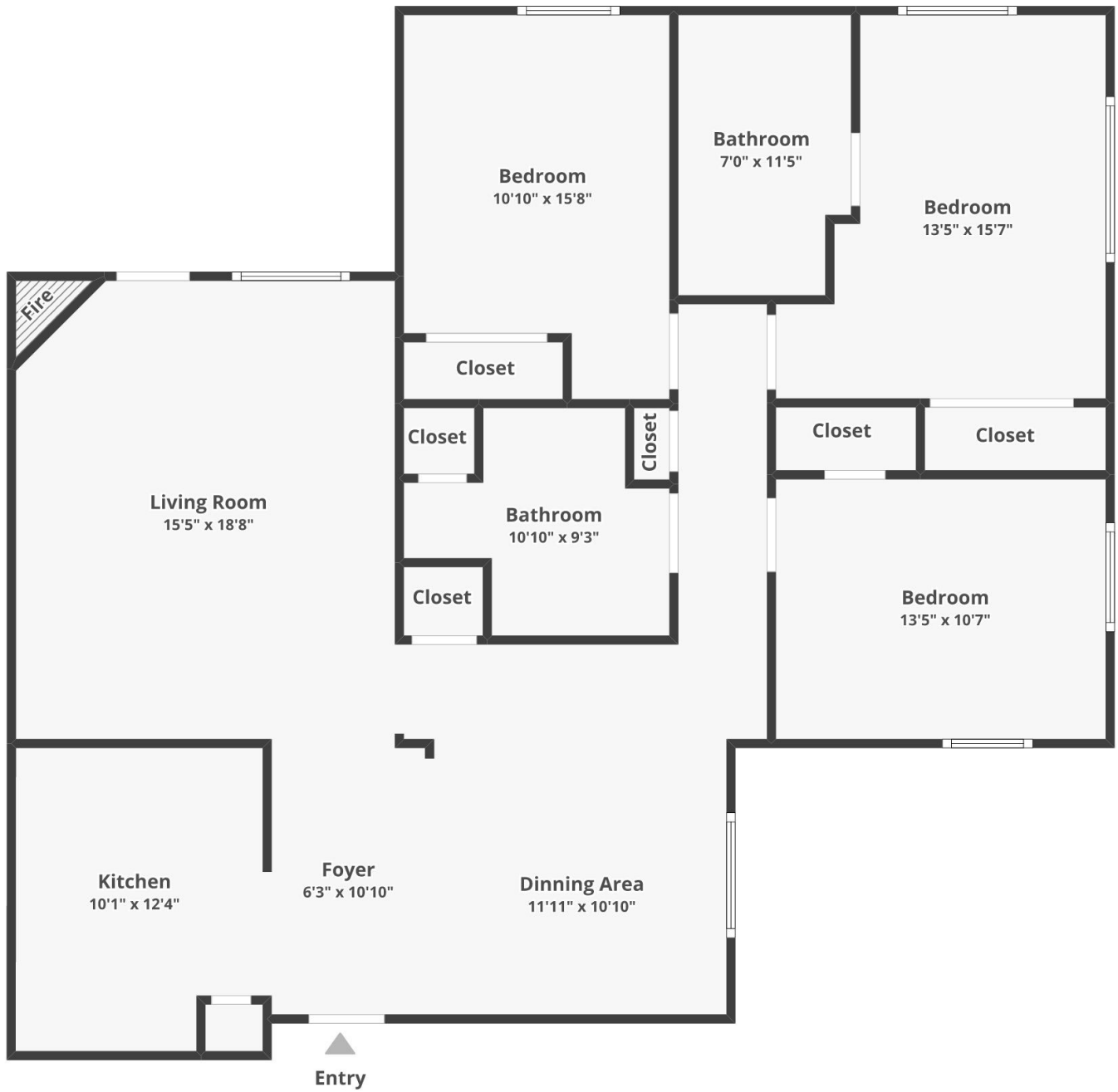


---

SELECT PROPERTIES

---

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and [FBS](#). Prepared by Theodore Banta III on Saturday, November 08, 2025 10:50 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

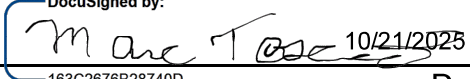


Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

## 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".

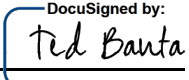
\_\_\_\_\_  
Purchaser Date

DocuSigned by:  
 10/21/2025  
\_\_\_\_\_  
Seller 163C2676B28740D... Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Purchasers Agent

DocuSigned by:  
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:

☒

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

☐

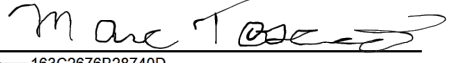
Advance Informed Consent to Dual Agency with Designated Sales Agents

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) Marc Toscano acknowledge receipt of a copy of this disclosure form:

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

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

DocuSigned by:  
  
 163C2676B28740D...

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

Date: 10/21/2025



## 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  
[www.dos.ny.gov](http://www.dos.ny.gov)

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

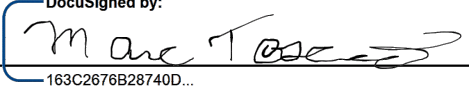
### New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit  
<https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Theodore Banta III & Konrad Roman (print name of Real Estate Salesperson/  
Broker) of RVW Select Properties (print name of Real Estate company, firm or brokerage)

(I)(We) Marc Toscano

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

Buyer/Tenant/Seller/Landlord Signature  Date: 10/21/2025

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.