

14 Durham Woods Road
Durham, NY 12422

\$449,900



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/



Hudson Valley Catskill Region MLS



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Basics

Beds	4
Baths	3
Baths Full	2
Living Area	2240

Details

Above Grd Fin Area: 2240	Garage Spaces: 2
Below Grd Fin Area: 0	Year Built: 2004
Sub Type: Single Family Residence	Acres: 2.89

Additional Info

Basement	Yes	Fireplace	Yes	Flood Plain	No
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Remarks

Experience the perfect blend of character and contemporary comfort in this beautifully maintained Colonial. Set on nearly 3 acres of picturesque Durham countryside, this home offers a peaceful sanctuary with a legacy tied to the area's rich history. Originally part of a local landmark, the home has been meticulously preserved and positioned to capture the essence of upstate living. The interior features a gracious and welcoming flow, offering 4 spacious bedrooms and 2.5 baths. Whether hosting guests or enjoying a quiet weekend, the layout provides ample room for relaxation. The full basement is a versatile opportunity, ready to be customized into a home gym, media center, or creative studio. Outside, an oversized 2-car garage ensures plenty of storage for vehicles and adventure gear, while the private hot tub offers the ultimate way to unwind under the expansive Catskill stars. It's a great home in a beautiful setting! The home has great proximity to the area's destinations and attractions as it's 20 minutes to Windham Ski Mountain, 5 minutes to Zoom Flume Water Park, & 30 minutes to Hunter Ski Mountain. View our 3D virtual tours, floor plans, and multi-media website of the home and property.

Residential Active MLS# 20261386	14 Durham Woods Road Durham, NY 12422 County: Greene	\$449,900 Public Report
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Beds:	4	Sub-Type:	Single Family Residence
Baths - Total (F,H)	3	Township:	Durham
	(2,1)	Town	Durham
Basement YN:	Yes	(Taxable):	
Stories:	2	911 Address:	14 Durham Woods Rd, Durham, NY 12423
Living Area:	2,240	Lot Size Acres:	2.89
Above Grade Finished Area:	2,240	Zoning:	210
Below Grade Finished Area:	0	Zoning Description:	210 Single Family Residence
Fireplace YN:	Yes	Year Built:	2004
Fireplaces Total:	1	New Construction YN:	No
		Flood Plain YN:	No
		Garage YN:	Yes
		Attached Garage YN:	No
		Garage Spaces:	2
		Lease Considered YN:	No

Public Remarks: Experience the perfect blend of character and contemporary comfort in this beautifully maintained Colonial. Set on nearly 3 acres of picturesque Durham countryside, this home offers a peaceful sanctuary with a legacy tied to the area's rich history. Originally part of a local landmark, the home has been meticulously preserved and positioned to capture the essence of upstate living. The interior features a gracious and welcoming flow, offering 4 spacious bedrooms and 2.5 baths. Whether hosting guests or enjoying a quiet weekend, the layout provides ample room for relaxation. The full basement is a versatile opportunity, ready to be customized into a home gym, media center, or creative studio. Outside, an oversized 2-car garage ensures plenty of storage for vehicles and adventure gear, while the private hot tub offers the ultimate way to unwind under the expansive Catskill stars. It's a great home in a beautiful setting! The home has great proximity to the area's destinations and attractions as it's 20 minutes to Windham Ski Mountain, 5 minutes to Zoom Flume Water Park, & 30 minutes to Hunter Ski Mountain. View our 3D virtual tours, floor plans, and multi-media website of the home and property.

Possession: Close Of Escrow		Status Change Timestamp: 04/04/2026	
		Original List Price: \$499,900	
		List Price: \$449,900	
School District: Cairo-Durham Central School District	Tax Annual Amount: \$9,097	Parcel Number: 33.00-2-46	
List Price/SqFt: \$200.85	General Tax: \$0	Tax Block: 46	
	School Tax: \$5,273.76	Tax Lot: 2	
	Town Tax: 3,823.11	Tax Exemptions No	
	Tax Assessed Value: \$224,300	YN:	
	Assessors Full Market Value: \$509,800	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	Second			See Floor Plans	Bathroom	Second			See Floor Plans
Bedroom	Second			See Floor Plans	Living Room	First			See Floor Plans
Bedroom	Second			See Floor Plans					
Dining Room	First			See Floor Plans					
Kitchen	First			See Floor Plans					

Appliances: Dishwasher; Range; Refrigerator; Washer/Dryer
Architectural Style: Colonial
Basement: Full; Unfinished
Book Information: Liber/Book: 2022; Page: 442; Section: 33.00
Construction Materials: Frame; Vinyl Siding
Interior Features: Breakfast Bar; Eat-in Kitchen
Laundry Features: In Kitchen
Levels: Two
Lot Features: Gentle Sloping; Level
Other Structures: Garage(s)
Parking Features: Driveway

Cooling: Ductless
Electric: 200+ Amp Service
Fireplace Features: Gas; Living Room
Flooring: Carpet; Vinyl
Foundation Details: Concrete Perimeter
Heating: Baseboard; Fireplace(s); Hot Water; Propane

Patio And Porch Features: Deck
Road Frontage Type: Town
Roof: Asphalt; Shingle
Security Features: Security System Owned
Sewer: Septic Tank
Structure Type: House
View: Mountain(s); Neighborhood; Rural
Water Source: Well
Window Features: Double Hung Window(s)

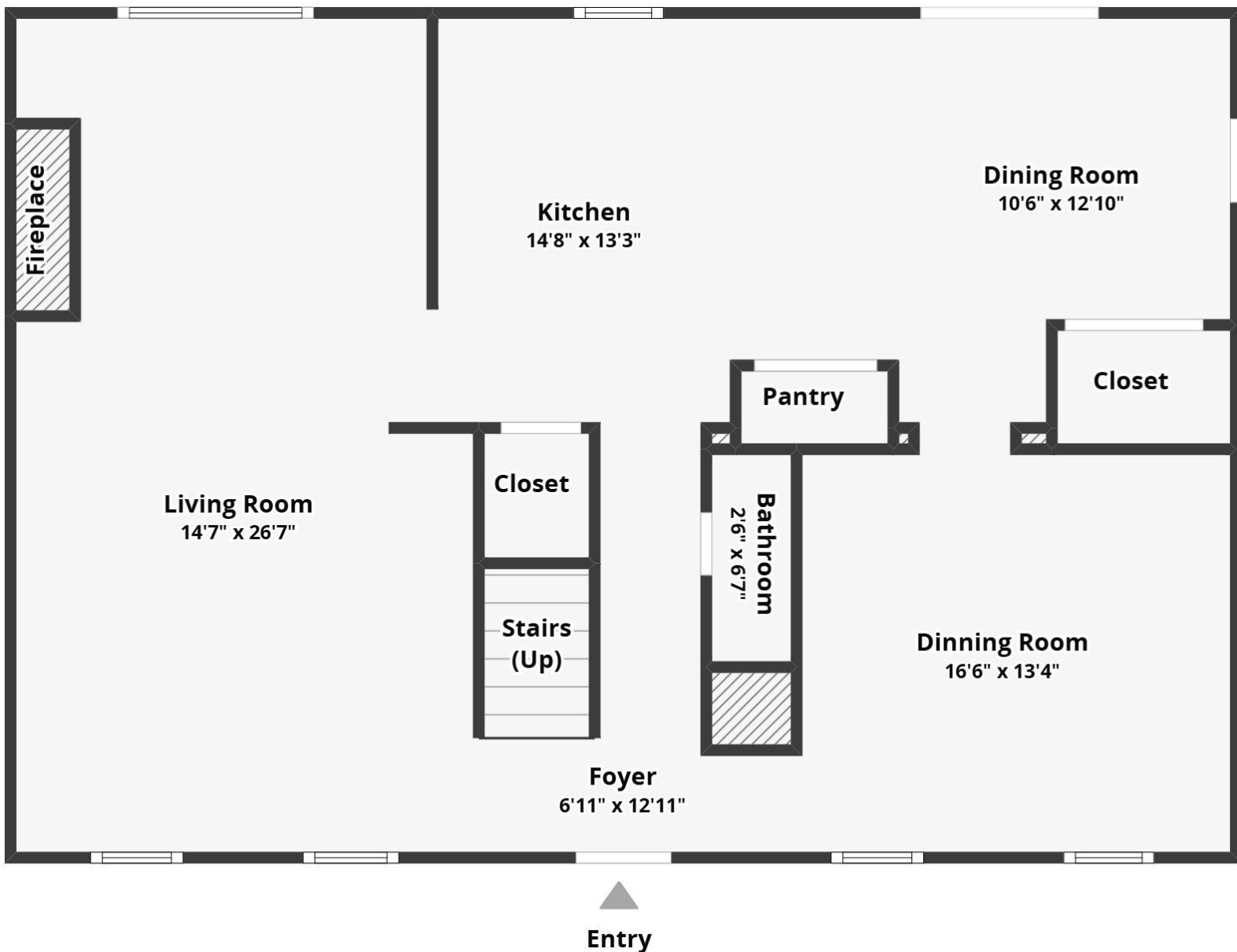


Theodore Banta III
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518-466-1219
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tedbanta3@yahoo.com
<https://rvwselectproperties.com/>

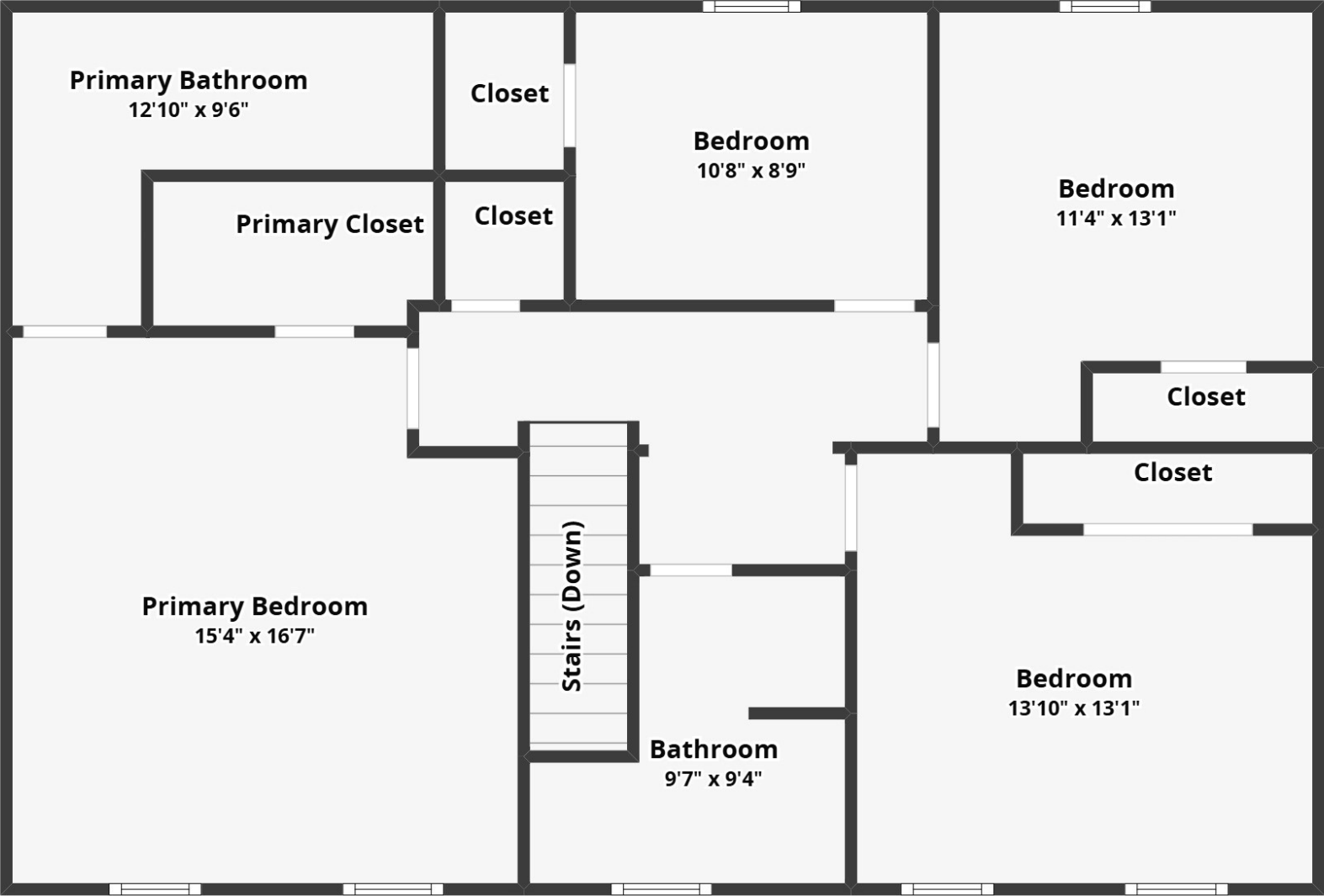


SELECT PROPERTIES

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All dimensions are approximate and subject to independent verification



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21.00-4-88
Kraja, Izet

21.00-4-29
ROUTE 145 LLC

21.00-4-28
Evans,
Ronald

21.00-5-16
McCoy,
Joseph T.

21.00-4-27
Lindemann,
Joshua R.

21.00-4-26
Armstrong,
Jeremy

21.00-4-25.1
Flynn, Michael

21.00-4-25.2
Flynn, Michael

21.00-5-14
Kearney Life Estate,
Vivianne M.J.

33.00-2-46
14 Durham
Woods Road LLC

33.00-2-47
Rosado,
Raphael J.

33.00-2-48
Perez,
Tiffany M.

33.00-2-45
Kearney,
Claude R.

33.00-2-50
Russell,
Timothy

33.00-2-49
Hunt,
Christopher B.

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Claude R.

33.00-2-49
Hunt,
Christopher B.

33.00-2-50
Russell,
Timothy

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
1/26/2026	1/26/2026	\$3,823.11	\$3,823.11	\$0.00	\$0.00	Mail	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
000002	193000	33.00-2-46	Payment Posted
Address	Municipality	School	
14 Durham Woods Rd	Town of Durham	Cairo-Durham	

Owners

14 Durham Woods Road LLC
 c/o Gennadiy Nekrilov
 43 Gardner Ave
 Jersey City, NJ 07304

Property Information

Roll Section: 1
Property Class: 1 Family Res
Lot Size: 2.89

Assessment Information

Full Market Value: 509800.00
Total Assessed Value: 224300.00
Uniform %: 44.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	224300.000	5.15620100	\$1,156.54
Town Tax	2398315	1.0000	224300.000	9.67387100	\$2,169.85
Ambulance District	292144	-26.6000	224300.000	1.12686300	\$252.76
Durham fire	147731	3.0000	224300.000	1.08764300	\$243.96

Total Taxes: \$3,823.11

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: 2026 School Tax (2026-2027) ▼

Last Updated: 09/10/26 02:07 pm

Owner:	Tax Map # 33.00-2-46
14 Durham Woods Road LLC	Tax Bill # 005161
c/o Gennadiy Nekrilov	Bank Code:
43 Gardner Ave	School Code: 192401
Jersey City, NJ 07304	Property Class: 210 Tax Roll: 1
Location: 14 Durham Woods Rd	Acreage: 2.89
SWIS: 193000 Durham	Frontage: Liber: 2022
	Depth: Page: 442
	Full Value: 509,800
	Assessment: 224,300
	STAR Savings: 0.00
	Tax Amount: 5,273.76
	Tax Paid: 0.00
	Balance: 5,273.76

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	18,055,748	224,300	23.481717	5,266.95
Library Tax	23,333	224,300	0.030347	6.81

Tax Balance does not include any accrued Late Fees

**Payments shown may not include
payments made directly to the County**

[Pay Balance](#)

[Late Fee Schedule](#)

[Tax Certification](#)

[Request Certification](#)

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 14 Durham Woods 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	IS NOT		The aforementioned property IS NOT located in an agricultural district.		
GN					

I have received and read this disclosure notice.

Signed by:			
	 _____	13/22/2026 _____	
Seller	9C6003B764E8457...	Date	Purchaser Date
_____ Seller	_____ Date	_____ Purchaser	_____ Date

Carbon Monoxide and Smoke Detectors/Alarms Disclosure

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

Purchaser Date

Signed by:
Gennadiy Nekrasov 3/22/2026
9C6003B764E8457...

Seller Date

Purchaser Date

Seller Date

Purchasers Agent

DocuSigned by:
Ted Banta
Theodore Banta III & Konrad Roman
75F0C5617FD84BF...

Sellers Agent



AUDIO RECORDING DEVICE DISCLOSURE FORM



PROPERTY ADDRESS: 14 Durham Woods Rd, Durham, NY 12423

Owners/Landlords/Property Managers are advised that it is in violation of NYS Penal Law to mechanically overhear a conversation by having any device (or devices) recording, streaming or otherwise documenting the conversation of an individual during real estate-related activities at the property (open houses, showings etc.) if you are not a party to that conversation.

If such a device is present and operating in the property, this disclosure must be completed. Individuals entering the property will be notified that such a device is present and operating in the property. Such devices may include but are not limited to: devices used for smart homes; security; computers; web cams, nanny cams or other covert devices.

DISCLOSURE

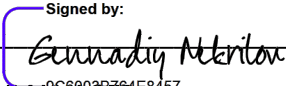
The property set forth above has a device that can record, stream or otherwise document conversations of individuals that enter the property.

☒ The device is enabled and may record, stream, or transcribe any conversation inside the property.

CAUTION: Buyers/Tenants/Cooperating Brokers should be aware that any conversation conducted inside the property may be available to the party utilizing the device.

☐ The device has been deactivated and will not record, stream, or transcribe any conversation inside the property.

I have received and read this disclosure notice. I authorize and direct my agent to provide a copy of this disclosure notice to any prospective purchaser/tenant/cooperating broker acknowledging their consent prior to a showing.

Signed by:  _____ SELLER/LANDLORD/PROPERTYMANAGER	3/22/2026 _____ DATE
---	----------------------------

SELLER/LANDLORD/PROPERTY MANAGER	DATE
----------------------------------	------

OPTION:

By signing below, purchaser/tenant/cooperating broker understands, acknowledges and consents that, if indicated above, the seller/landlord/property manager may have access to the audio portion of any conversation conducted inside the property.

PURCHASER/TENANT/COOPERATING BROKER	DATE
-------------------------------------	------

PURCHASER/TENANT/COOPERATING BROKER	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

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) 14 Durham Woods Road LLC acknowledge receipt of a copy of this disclosure form:

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

Signed by:

Gennadiy Mkrilov

9C6003B764E8457...

Date: _____

Date: 3/22/2026



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

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

New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website
https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

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

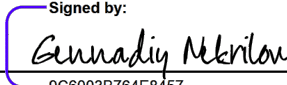
New York State Housing and Anti-Discrimination Disclosure Form

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

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

(I)(We) 14 Durham Woods Road LLC

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

Buyer/Tenant/Seller/Landlord Signature  Date: 3/22/2026
Signed by:
9C6003B764E8457...

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.