



A secluded, wooded paradise located in a great neighborhood, just seven minutes drive from Cornell. This three bedroom, 1.5 bath contemporary home is nestled in a forest with south facing windows, which illuminate the space while maintaining privacy from the road. Wake to birdsong in the forest glade below your bedroom windows. Peonies in spring, chanterelles in summer- the landscape is always beautiful and always changing. The open concept, woodwork, and large picture windows with bench seats bring that natural beauty inside. Generous kitchen has two ovens, a wine fridge, and a view. Enjoy dinners on the deck outside the kitchen, and stay snug in winter with the pellet stove. Pocket doors and a loft workspace add to the house's charm. Carport keeps snow and rain off cars and canoes! Many recent mechanical updates including a new boiler for domestic hot water and radiant heat. Ask your agent for a tour and complete list of improvements. .



[For more information go to www.carolbushberg.com](http://www.carolbushberg.com)



Jill Rosentel

Licensed Associate Real Estate Broker
607.280.2491
jill@carolbushberg.com



421 North Aurora Street, Ithaca, NY 14850

Active
Listing # 409093

108 Hickory Cir
Ithaca, NY 14850-9610

List Price: \$425,000



Original Price: \$439,000
Style: Contemporary
Beds: 3
Baths (F/H): 2 (1 1)
Approx Sq. Ft.: 1,602
Price/Sq Ft: 265.29
Lot Sq Ft (approx): 1.7500
Year Built: 1978
Driveway: Gravel
Garage Spaces: 0

Sold Price: 0.00
Property Subtype: SngFam
County: Tompkins
Neighborhood: Unknown
District: Ithaca
Property Loc.: Dryden
Subdivision:
Lake Privileges:
Lake Name:

[Additional Photos](#) [Listing Summary and Documents](#)

Zoning: **Assessment:** 273000 **Deed Ref.:** 57853/3001 **Survey:** Available
Current Total Taxes: 0.00 **Lot Acres:** 1.7500 **Lot Size:** 266' x 316' **AMPS:** 200
Avg Mo Utilities: **Deed Restrictions:** No

Living Room: 19.40x12.90 Level: Lower **Master Bedroom:** 10.60x12.50 Level: Main **Main Lev Aprx Sq Ft:** 0
Dining Room: 10.90x10.50 Level: Main **Bedroom 2:** 10.11x11.20 Level: Main **Upper Lev Aprx Sq Ft:** 0
Kitchen: 13.50x11.10 Level: Main **Bedroom 3:** **#Main Lev Full Baths:** 1
Family Room: **Bedroom 4:** **#Main Lev Half Baths:** 1
Basement: Crawl Space, Concrete Floor, Full

Insulation/Type: Fiberglass
Floor Coverings: Ceramic Tile, Hardwood, Laminate
Fireplace/Stove: Pellet Stove
of Fireplaces/Stoves: 1

Appliances Convey: Convection Oven, Dishwasher, Dryer, Microwave, Range
Hood, Refrigerator, Stove-Gas, Wall Oven, Washer, Wine Refrigerator, Wtr

Energy Features: Double Pane, Prog Thermostat

Heating/Cooling: Baseboard, Boiler, Ceiling Fan, Electric, Hot Water, Pellet, Propane Tank
Owned, Radiant, Zoned

Interior Features: Built-Ins, Cathedral Ceilings, CO Detector, High Speed Int Exist, Open
Floorplan, Smoke Detector

Style: Contemporary
Construction: Existing
Construction Type: Frame
Siding: Board and Batten
Roof: Asphalt
Foundation: Block
Garage/Parking: None
Driveway: Gravel
Fencing: Back Yard
RV Hookup: No
Sewer/Septic: Private Septic
Water Source: Well

Exterior Features: Deck, Fencing, Flower Gardens, Woods

Disclosures: Agriculture District, CO Detector, Electric/Surcharge, Property Condition, Smoke Detector, Lead, Mineral Rights, Uncapped Gas Well
Financing Remarks:

Directions : Best to google map this one! Live in a neighborhood yet with privacy.

Description: A secluded, wooded paradise located in Ellis Hollow, just seven minutes drive from Cornell. This three bedroom, 1.5 bath contemporary home is nestled in a forest with south facing windows, which illuminate the space while maintaining privacy from the road. Wake to birdsong in the forest glade below your bedroom windows. Peonies in spring, chanterelles in summer- the landscape is always beautiful and always changing. The open concept, woodwork, and large picture windows with bench seats bring that natural beauty inside. Generous kitchen has two ovens, a wine fridge, and a view. Enjoy dinners on the deck outside the kitchen, and stay snug in winter with the pellet stove. Pocket doors and a loft workspace add to the house's charm. Carport keeps snow and rain off cars and canoes! Located a short walk to the pool and Community Center. Many recent mechanical updates including a new boiler for domestic hot water and radiant heat. Ask your agent for a tour and complete list of improvements.

Presented By:



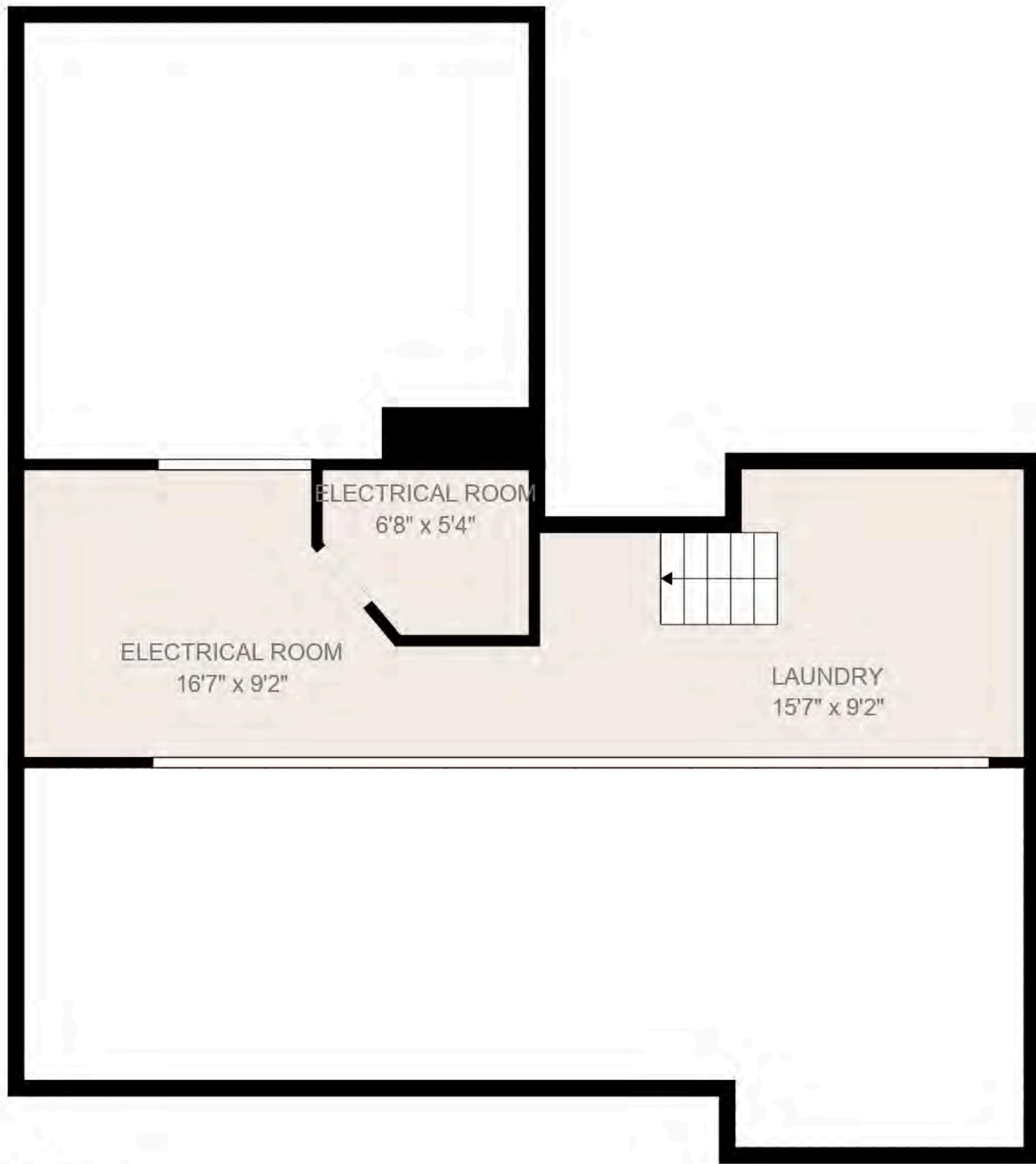
Jill Rosentel
Lic: 10301201202
Primary: 607-280-2491
Secondary: 607-273-3400
Other: 607-273-3400

Email: Jill@CarolBushberg.com
Web Page: <http://www.jillrosentel.com>

Carol Bushberg Real Estate
Broker Lic.: 10491200496
421 North Aurora Street Ithaca NY 14850
607-273-3400
Fax: 607-330-7651
See our listings online:
<http://www.carolbushberg.com>

List of Improvements
108 Hickory Circle, Ithaca, NY
MLS# 409093

- New septic field, 2022 (Gaggle)
- New well pump and in-well line, 2022 (Jay Payton)
- New propane boiler and indirect-fired water heater (domestic hot water and radiant floor heat), 2022 (Jim Burris)
- New Andersen picture window pair on west side living room, 2022 (Sunny Brook Builders)
- New Bosch dishwasher, 2021
- New bedroom windows in each ground floor bedroom: two east-facing pairs of Andersen awning windows, plus siding repairs and added a gutter on the south side over deck, 2021 (Sunny Brook Builders)
- New custom trapezoidal window: east-facing 2nd floor thermopane window, 2018 (Jurriaan Gerretsen)
- Recently had trees removed by Limbwalker



FLOOR 1



FLOOR 2



FLOOR 3

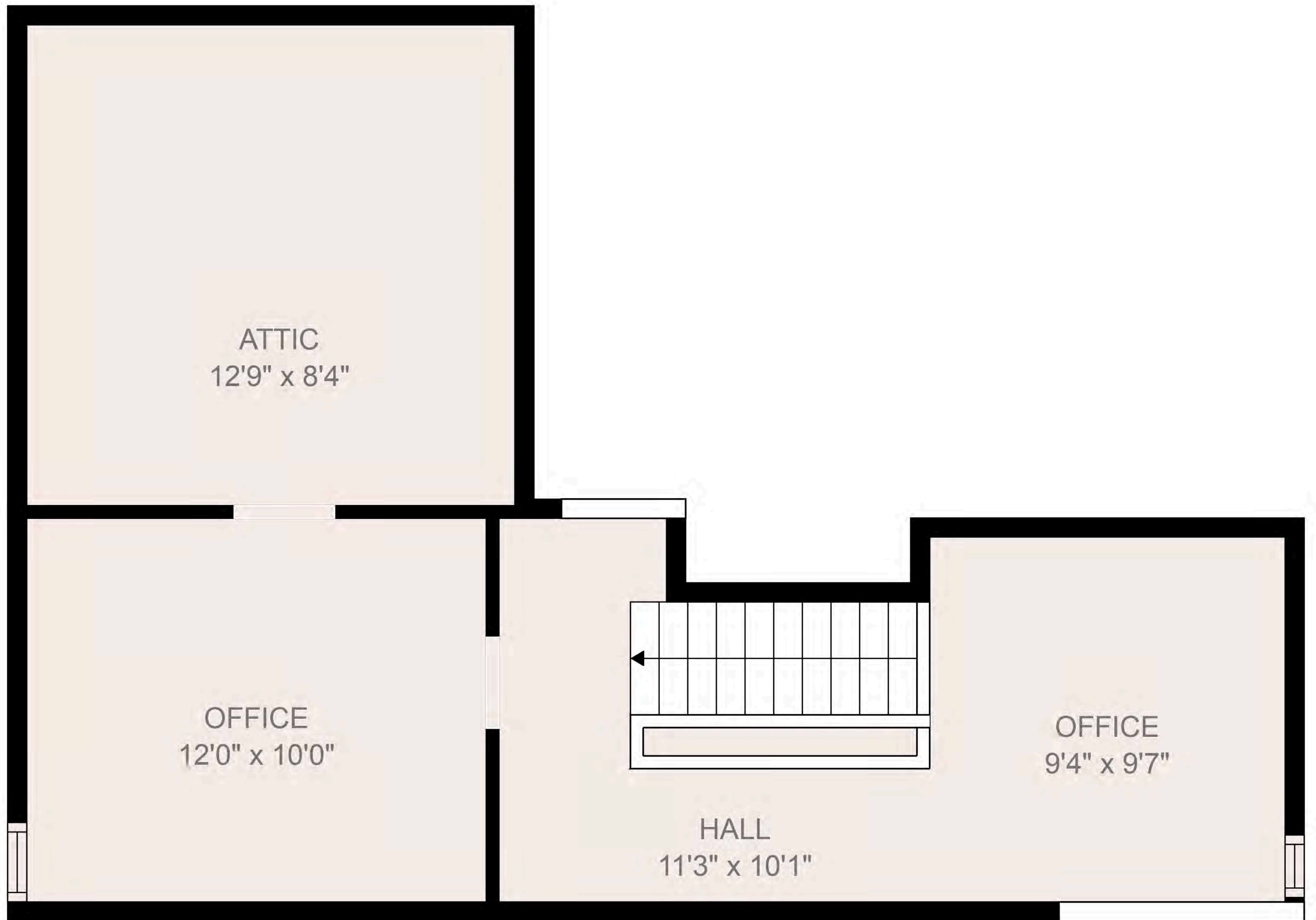
GROSS INTERNAL AREA
 Below Ground: 0 sq. ft, FLOOR 2: 1124 sq. ft, FLOOR 3: 370 sq. ft
 EXCLUDED AREAS: ELECTRICAL ROOM: 157 sq. ft, CRAWL SPACE: 571 sq. ft, LAUNDRY: 131 sq. ft,
 LOW CEILING: 4 sq. ft, ATTIC: 106 sq. ft
TOTAL: 1494 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



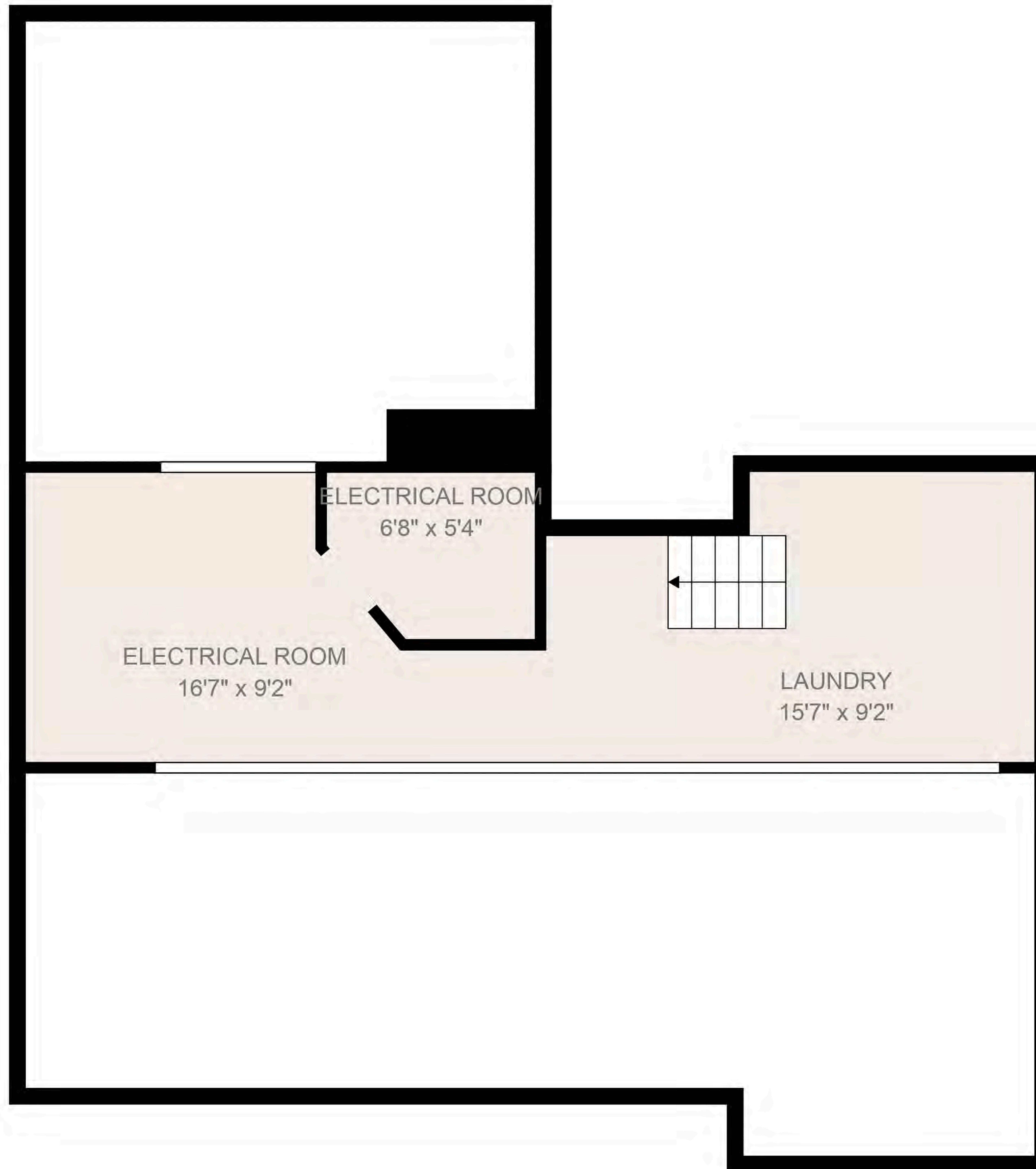
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WARRANTY DEED
WITH LIEN COVENANT

THIS INDENTURE made this 27th day of July, 2011,

Between: **CORNELIS J. DROST AND MARIA JOZEFA P. DROST**, both
of 108 Hickory Circle, Ithaca, NY 14850,

parties of the first part

and **KATHIE T. HODGE**, of 324 Boiceville Road, Brooktondale, NY
14817,

party of the second part,

WITNESSETH, that the parties of the first part, in consideration of One and 00/100 Dollar (\$1.00), lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, do hereby grant and release unto the party of the second part, her heirs, executors, successors, distributees and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in Town of Dryden, County of Tompkins, State of New York, and more particularly bounded and described on Schedule "A" annexed hereto and made a part hereof.

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, her heirs, executors, successors, distributees and assigns forever.

AND said parties of the first part covenant as follows:


FIRST: That the party of the second part shall quietly enjoy the said premises.

SECOND: That said parties of the first part will forever warrant the title to said premises.

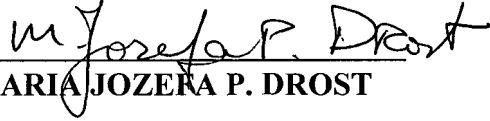
THIRD: That, in Compliance with Section 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF:



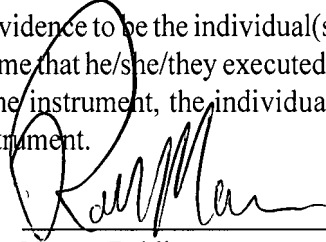
CORNELIS J. DROST



MARIA JOZEFA P. DROST

STATE OF NEW YORK)
COUNTY OF TOMPKINS)^{ss.:}

On the 27th day of July in the year 2011 before me, the undersigned, a Notary Public in and for said State, personally appeared **CORNELIS J. DROST AND MARIA JOZEFA P. DROST** personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

RANDALL MARCUS
Notary Public, State of New York
No. 02MA4967141
Qualified in Tompkins County
Commission Expires May 29, 20 14

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Dryden, County of Tompkins and State of New York, being Lot 20 as shown on a subdivision map entitled "Section I of Hickory Highlands" dated February 9, 1970 and filed July 6, 1970 in the Tompkins County Clerk's Office in 1970 Dryden Book of Maps at pages 16 and 17, and being more particularly bounded and described as follows:

BEGINNING at a point marked by an iron rod in the north line of Hickory Circle at the southeast corner of said subdivision Lot 21;

THENCE running NORTH 02 degrees 16 minutes 02 seconds WEST a distance of 315.63 feet to a point marked by a found iron pipe;

THENCE running NORTH 71 degrees 09 minutes 43 seconds EAST a distance of 262.15 feet to a point marked by a found iron rod;

THENCE running SOUTH 02 degrees 08 minutes 55 seconds EAST a distance of 301.97 feet to a point marked by a found iron pipe in the north line of Hickory Circle;

THENCE running SOUTHWESTERLY along the curve of the north line of Hickory Circle with a radius of 1,320.00 feet, an arc distance of 266.20 feet to the point or place of beginning; CONTAINING 76,270 square feet of land, more or less.

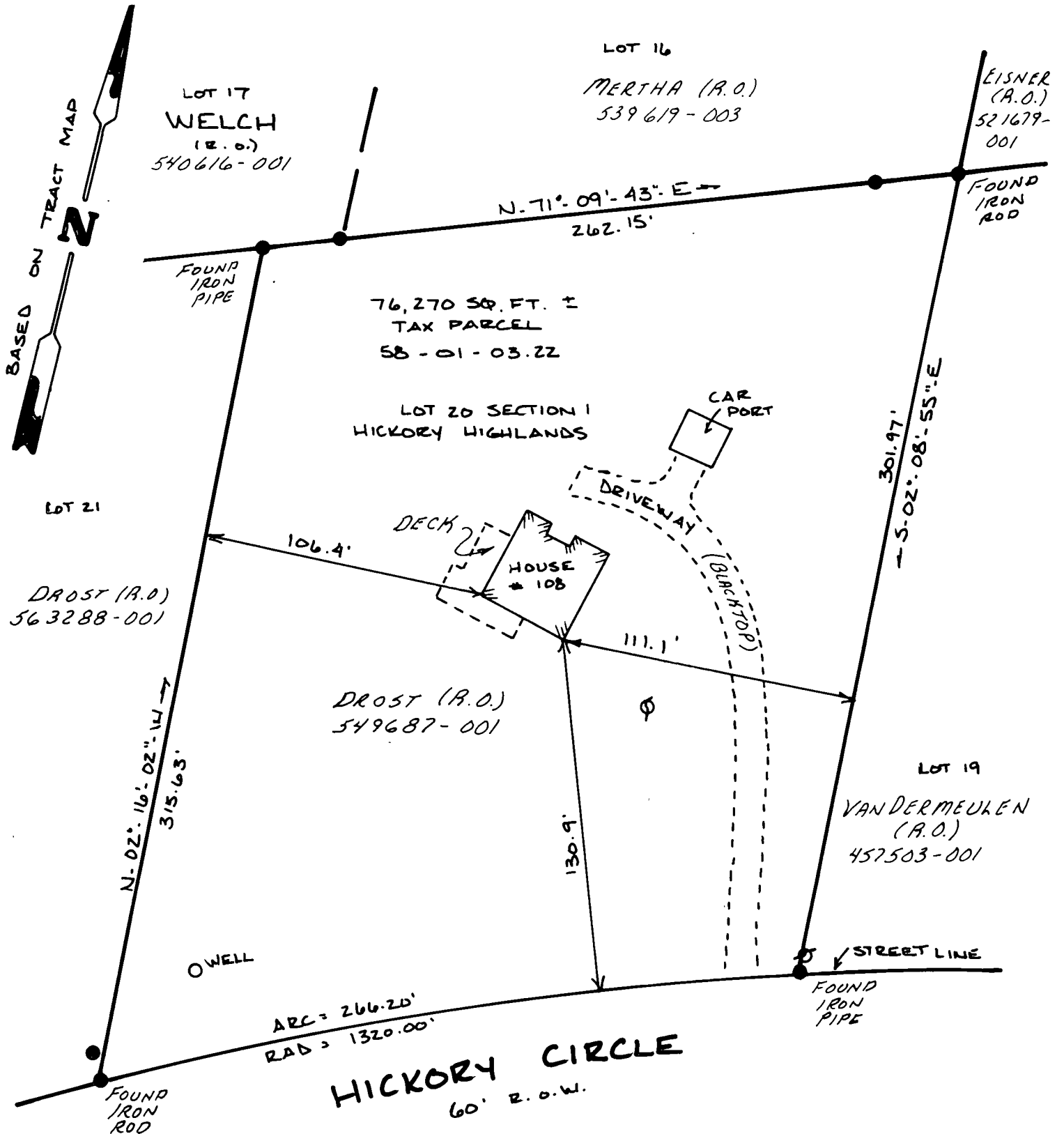
SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated October 15, 1970 and recorded the same day in the Tompkins County Clerk's Office in Liber 489 of Deeds at page 1001.

REFERENCE is hereby made to a survey map incorporated herein entitled "Map of Lands of Cornelis J. & Maria Jozefa P. Drost, Lot 62, Town of Dryden, County of Tompkins, State of New York" last prepared by James J. Denkenberger, P.L.S. No. 50397, dated April 24, 1995, revised February 4, 2004, September 8, 2009 and June 22, 2011, a copy of which is attached hereto and recorded in the Tompkins County Clerk's Office concurrently herewith.

BEING THE SAME PREMISES conveyed to Cornelis J. Drost and Maria Jozefa P. Drost by deed dated October 16, 2009 and recorded October 19, 2009 in the Tompkins County Clerk's Office as Instrument No. 549687-001.

The above-described premises are improved by a one or two-family residential dwelling, commonly known as 108 Hickory Circle, Ithaca, New York 14850.

Town of Dryden Tax Map Parcel No. 58,-1-3.22



SURVEYED APRIL 24, 1995 BY
 JAMES P. McNAMARA, P.L.S. 49355

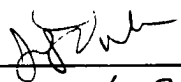
REVISED: 6-22-11

MAP OF LANDS OF
 CORNELIS J. & MARIA JOZEFA P. DROST

LOT 62
 COUNTY OF TOMPKINS
 APRIL 24, 1995
 REVISED: 2-4-04
 REVISED: 9-08-09

TOWN OF DRYDEN
 STATE OF NEW YORK
 SCALE 1" = 50'

I hereby certify that this map is an accurate delineation of an actual survey made under my responsible supervision and direction, subject to any state of facts a accurate and up-to-date abstract of title may show. Unauthorized addition or alteration to a survey bearing a seal of a licensed land surveyor is a violation of section 7209, subdivision 2 of the New York State Education Law. Underground utilities, if any, are not shown.


 JAMES J. DENKENBERGER
 P.L.S. 50397

DENKENBERGER & GREENE
 43 PORT WATSON STREET
 CORTLAND, N.Y. 13045
 (607) 756-5168

Job M 95-49



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

Property Condition Disclosure Statement

Name of Seller or Sellers: Kathie T Hodge
Property Address: 108 Hickory Circle, Ithaca, NY 14850

General Instructions:

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy of thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This Disclosure Statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title. In the event a seller fails to perform the duty prescribed in this article to deliver a Disclosure Statement prior to the signing by the buyer of a binding contract of sale, the buyer shall receive upon the transfer of title a credit of \$500 against the agreed upon purchase price of the residential real property.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or resident of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be construction or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

Instruction to the Seller:

- a. Answer all questions based upon your actual knowledge.
- b. Attach additional pages with your signature if additional space is required.
- c. Complete this form yourself.
- d. If some items do not apply to your property, check "NA" (Non-applicable). If you do not know the answer check "Unknown."

Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorized his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

GENERAL INFORMATION

1. How long have you owned the property? 13 years, 2 months
2. How long have you occupied the property? 13 years, 2 months
3. What is the age of the structure or structures? 45 years
Note to buyer – If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint.
4. Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops? Yes No Unknown NA
5. Does anybody else claim to own any part of your property? *If yes, explain below* Yes No Unknown NA
6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? *If yes, explain below* Yes No Unknown NA

Property Condition Disclosure Statement

7. Are there any features of the property shared in common with adjoining landowners or a home-owner's association, such as walls, fences or driveways? *If yes, describe below* Yes No Unknown NA

8. Are there any electric or gas utility surcharges for line extensions, special assessments or home-owner or other association fees that apply to the property? *If yes, describe below* Yes No Unknown NA

9. Are there certificates of occupancy related to the property? *If no, explain below* Yes No Unknown NA

ENVIRONMENTAL

Note to Seller:

In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead.

Note to Buyer:

If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

10. Is any or all of the property located in a designated floodplain? *If yes, explain below* Yes No Unknown NA

11. Is any or all of the property located in a designated wetland? *If yes, explain below* Yes No Unknown NA

12. Is the property located in an agricultural district? *If yes, explain below* Yes No Unknown NA

13. Was the property ever the site of a landfill? *If yes, explain below* Yes No Unknown NA

14. Are there or have there ever been fuel storage tanks above or below the ground on the property? Yes No Unknown NA
• If yes, are they currently in use? Yes No Unknown NA

• Location(s)

Underground propane tank near northeast corner of house, south of driveway.

• Are they leaking or have they ever leaked? *If yes, explain below* Yes No Unknown NA

15. Is there asbestos in the structure? *If yes, state location or locations below* Yes No Unknown NA

Property Condition Disclosure Statement

16. Is lead plumbing present? *If yes, state location or locations below* Yes No Unknown NA

17. Has a radon test been done? *If yes, attach a copy of the report* Yes No Unknown NA
Radon mitigation system installed by previous owner is running

18. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? *If yes, describe below* Yes No Unknown NA

19. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance? *If yes, attach report(s)* Yes No Unknown NA

STRUCTURAL

20. Is there any rot or water damage to the structure or structures? *If yes, explain below* Yes No Unknown NA

Roof leak after heavy storm; inspector suggests repairing chimney flashing on west side. Small area of rot near sliding door.

21. Is there any fire or smoke damage to the structure or structures? *If yes, explain below* Yes No Unknown NA

22. Is there any termite, insect, rodent or pest infestation or damage? *If yes, explain below* Yes No Unknown NA

23. Has the property been tested for termite, insect, rodent or pest infestation or damage? Yes No Unknown NA

If yes, please attached report(s)

24. What is the type of roof/roof covering (slate, asphalt, other)? asphalt

• Any known material defects? _____

• How old is the roof? 10 years

• Is there a transferable warrantee on the roof in effect now? *If yes, explain below* no

Property Condition Disclosure Statement

25. Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? Yes No Unknown NA

MECHANICAL SYSTEMS AND SERVICES

26. What is the water source? (Check all that apply) Well Private Municipal
 Other: _____

• If municipal, is it metered? Yes No Unknown NA

27. Has the water quality and/or flow rate been tested? Yes No Unknown NA

28. What is the type of sewage system? (Check all that apply) Public Sewer Private Sewer
 Septic Cesspool

• If septic or cesspool, age? 1 year

• Date last pumped? 1 year ago

• Frequency of pumping? every 2 years

• Any known material defects? If yes, explain below Yes No Unknown NA

29. Who is your electric service provider? NYSEG

• What is the amperage? 200

• Does it have circuit breakers or fuses? circuit breakers

• Private or public poles? 1 private pole on property; public poles on road

• Any known material defects? If yes, explain below Yes No Unknown NA

30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? If yes, state locations and explain below Yes No Unknown NA

31. Does the basement have seepage that results in standing water? If yes, explain below Yes No Unknown NA

Property Condition Disclosure Statement

Are there any known material defects in any of the following? *If yes, explain below. Use additional Sheets if necessary*

- 32. Plumbing system? Yes No Unknown NA
- 33. Security system? Yes No Unknown NA
- 34. Carbon monoxide detector? Yes No Unknown NA
- 35. Smoke detector? Yes No Unknown NA
- 36. Fire sprinkler system? Yes No Unknown NA
- 37. Sump pump? Yes No Unknown NA
- 38. Foundation/slab? Yes No Unknown NA
- 39. Interior walls/ceilings? Yes No Unknown NA
- 40. Exterior walls or siding? Yes No Unknown NA
- 41. Floors? Yes No Unknown NA
- 42. Chimney/fireplace or stove? Yes No Unknown NA
- 43. Patio/deck? Yes No Unknown NA
- 44. Driveway? Yes No Unknown NA
- 45. Air conditioner? Yes No Unknown NA
- 46. Heating system? Yes No Unknown NA
- 47. Hot water heater? Yes No Unknown NA

48. The property is located in the following school district Ithaca City

Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and floodplain maps).

The seller should use this area to further explain any item above. If necessary, attach additional pages and indicate here the number of additional pages attached.

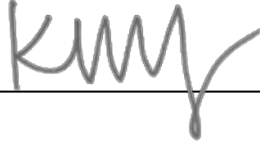
Property Condition Disclosure Statement

SELLER'S CERTIFICATION:

Seller certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller's actual knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

Seller's Signature

X _____



Date _____ **07 / 21 / 2023** _____

Seller's Signature

X _____

Date _____

BUYER'S ACKNOWLEDGMENT:

Buyer acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller or seller's agent and is not a substitute for any home, pest, radon or other inspections or testing of the property or inspection of the public records.

Buyer's Signature

X _____

Date _____

Buyer's Signature

X _____

Date _____



DISCLOSURE FORM – PART A

Utility Surcharges/Agricultural Districts/Uncapped Natural Gas well

PROPERTY ADDRESS: 108 Hickory Cir. Ithaca, NY 14850

ELECTRIC AVAILABILITY

Seller represents that electric utility service IS or IS NOT currently available at the above referenced property lot location.

UTILITY SURCHARGES

Seller represents that this property IS or IS NOT subject to an electric, gas and/or water utility surcharge specified below. Seller also represents that this property is subject to such offer surcharge specified below.

Type Electric gas water other Purpose: _____

Amount: \$ _____ Payable: monthly yearly other _____

AGRICULTURAL DISTRICTS/FARMING ACTIVITY DISCLOSURE

This property IS or IS NOT in an Agricultural District.

Pursuant to Section 310 of Agricultural and Markets Law, a notice containing the following paragraph must be included in all purchase contracts for property that may be located either partially or wholly within an agricultural district. If property is in an agricultural district, the following disclosure applies.

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.**

UNCAPPED NATURAL GAS WELL DISCLOSURE

Initial the following:

I HAVE NO actual knowledge of any uncapped natural gas well(s) on the aforementioned property.

I HAVE actual knowledge of an uncapped natural gas well(s) on the aforementioned property.

As the seller of residential real property, you are required by law to disclose the existence of an UNCAPPED NATURAL GAS WELL on your property of which you have actual knowledge and to disclose such fact to any purchaser of your property prior to entering into a contract for the sale of such property. Section 242(3) of the Real Property Law states as follows: Any person, firm, company, partnership or corporation offering to sell real property on which uncapped natural gas wells are situated, and of which such person, firm, company, partnership or corporation has actual knowledge, shall inform any purchaser of the existence of these wells prior to entering into a contract for the sale/purchase of such property. I have received and read this disclosure notice. I authorize my agent to provide a copy of this disclosure notice to any prospective purchaser.

SELLER: 

BUYER: _____

SELLER: _____

BUYER: _____

DATE: 07 / 20 / 2023

DATE: _____



DISCLOSURE FORM – PART B

Protection Device/Oil, Gas, Mineral and Timber rights

PROPERTY ADDRESS: 108 Hickory Cir. Ithaca, NY 14850

PROTECTION DEVICE DISCLOSURE

SMOKE ALARMS

The law requires that a property owner/landlord must provide working smoke detectors on each floor of all properties for sale or rent. It is the responsibility of the property owner/landlord to ensure that smoke detectors are in working order when a new owner/tenant moves in. Once a new owner/tenant moves in, it is then the new owner/tenant’s responsibility to check the batteries in the smoke detector and to ensure that the unit is in good working order. New owners/tenants understand that there are legal penalties for removing the batteries from any smoke alarm.

CARBON MONOXIDE DETECTORS

As of March 6, 2003 the law requires that a property owner/landlord must provide at least one working carbon monoxide detector in each unit for sale or rent.


It is the responsibility of the property owner/landlord to ensure that the carbon monoxide detector is in working condition when a new owner/tenant moves in. Once a new owner/tenant moves in, it is then the responsibility of the new owner/tenant to check the batteries in the carbon monoxide detector and to ensure that the unit is in good working order. New owners/tenants understand that there are legal penalties for removing batteries from any carbon monoxide detector.

SELLER DISCLOSURE REGARDING OIL, GAS, MINERAL AND TIMBER RIGHTS

The owner of real property has a variety of rights that can convey with property when the property is sold to another. These rights include surface rights (the rights to build or plant crops upon the ground) and certain subsurface rights (the right to extract materials from below the ground). Among the various subsurface rights, are the rights to explore for, and remove, oil, gas and various minerals such as coal, sand and gravel. Surface and subsurface rights are often transferred together; however these rights can transfer separately. Despite the best intention of Sellers, property owners are often not aware of the extent of the oil, gas and mineral rights they may or may not own. Determining who owns the various rights to oil, gas and minerals can be complex and should only be done by an attorney and/or title company with expertise in this area. Buyers of real property are strongly encouraged to have their rights to oil, gas and minerals examined before moving forward with a purchase and sale agreement.

- Seller owns all and has not leased any oil, gas, mineral and/or timber rights.
- Seller does not own the rights to oil, gas and/or minerals.
- Seller does not own the rights to timber.
- Some oil, gas, mineral and/or timber rights have been leased by the Seller or previous owner.
- Seller has attached copies of all written oil, gas, mineral and/or timber rights leases and other documents (e.g. leases, royalty agreements) within the Seller’s possession to this disclosure.
- Seller has no knowledge.

THIS IS A DISCLOSURE ONLY. Buyer has received and read this disclosure notice.

SELLER: 

BUYER: _____

SELLER: _____

BUYER: _____

DATE: 07 / 20 / 2023

DATE: _____



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.state.ny.us

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 interests. 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 inconsistent 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 can not 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 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 to negotiate the purchase and sale of real estate. 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 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 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 may provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Jill Rosentel (print name of licensee) of Carol Bushberg Real Estate (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- Seller as a (check relationship below) Buyer as a (check relationship below)
- Seller's agent Buyer's agent
- Broker's agent Broker's agent
- Dual agent
- Dual agent with designated sales agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

- Advance informed consent dual agency
- Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) Kathie Hodge acknowledge receipt of a copy of this disclosure

form: signature of { } Buyer(s) and/or Seller(s):



Date: 07 / 20 / 2023

Date: _____



New York State Housing 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 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 Jill Rosentel (print name of Real Estate Salesperson/
Broker) of Carol Bushberg Real Estate (print name of Real Estate company, firm or brokerage)

(I)(We) Kathie Hodge

(Real Estate Consumer/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Real Estate Consumer/Seller/Landlord Signature  Date: 07 / 20 / 2023

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

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (f) IR Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>KM</u>	07 / 20 / 2023		
Seller	Date	Seller	Date
<u>Jill Rosental</u>	07 / 19 / 2023		
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date