

HERITAGE MANOR REALTY

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BEAUTIFUL COUNTRY RANCH

47 BEECHER ROAD

GRANVILLE, NY

**THIS BEAUTIFUL HOME ON 3+ ACRES IS A
STEAL AT ONLY**

\$187,500



Built in 2000, this beautiful ranch is in move-in condition. The home features 3 bedrooms, 2 full baths, central air, a full basement

and a huge deck that starts at the front, wraps around the side and continues part way along the back. Amenities include a cozy fireplace in the living room, oak and carpet flooring, and a walk in closet in the master bedroom. The home is nicely situated on 3.13 acres of beautiful land in the countryside, yet only a couple of miles from town.



Attractively landscaped with a manicured front yard, there is ample room for family fun.



Bring the horses; the back pasture is perfect for them!

Imagine spending hours relaxing on this South facing deck.



The deck wraps around the side and continues partially along the back, where you'll find a perfect spot for a barbeque grill & table.



Inside features a vaulted ceiling and a fireplace in the living room to take the chill off those winter evenings!



Family and friends will share wonderful times in this formal dining room overlooking the pretty pastures in the back.



**Step into this country kitchen and brighten your day!
Tile accents along the counter tops, a corner sink and
matching appliances all blend well for a wonderful feel.**



**Beautiful oak floors glisten in the kitchen and breakfast
room. Sliders open from the breakfast room to the deck.**



The big master bedroom features comfortable wall to wall carpeting.



There is a soaking tub in the master bathroom, as well as a big walk in closet.



**The full basement is waiting to be finished to fit your needs.
Family room, billiard room, home gym etc.**



How about taking a step back in time and experience country life like it used to be. Friendly town, friendly people, safe neighborhoods; rural America is alive and well here in Granville. It's a wonderful life!

Country fairs, New England villages, general stores and fall foliage that is rated among the top 10 in the Northeast.

If you like hunting, fishing, horseback riding, snowmobiling, 4-wheeling, antique shopping, kayaking, skiing etc. then this is the place for you! Granville is about 60 miles from Stratton, Killington, Okemo, Gore and Bromley ski resorts. About 45 miles or less to Saratoga race track, Lake George, Manchester Vt. and West Mountain ski area (lighted for night skiing.)

COME DISCOVER THIS HIDDEN GEM FOR YOURSELF.

COME DISCOVER THE GOOD LIFE ONCE AGAIN!!

Call or e-mail to set up an appointment to see this great home.

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THIS IS GRANVILLE!

