

HERITAGE MANOR REALTY

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BEAUTIFUL POST & BEAM HOME ON 10.26 ACRES

IN THE COUNTRY

15 MERCURIO WAY

HAMPTON, NY

~~\$397,000.~~

~~\$325,000~~

~~\$250,000~~

\$219,000



Built to last with old world construction techniques while utilizing highly efficient EPS insulation, this fabulous country home is **COST EFFICIENT AND USER FRIENDLY!!**

The construction of this home is designed to stand the test of time. Mortise & tenon "big beam" style joinery, pegged in place. This same style of construction is found in homes and barns across the country that are hundreds of years old.



This is a house you can't wait to come home to! You'll never tire of the beauty & warmth of the exposed wood.



The high end cabinetry in this custom kitchen is beautiful.



(Note: the stove/island has recently been remodeled and is different from the photo)



At this end of the kitchen there is a pass through to the walk in pantry. You can see the beautiful knotty pine storage cabinets inside the pantry from here.



**On the other side of the pass through, inside the pantry, is this convenient double sink & tile countertop.
(photo below)**



The cozy dining room with its glistening oak floors can accommodate this table with many more leaves inserted.



From the dining room this double set of heavy French doors lead to the sunroom and the expansive deck.



You'll spend hours relaxing in this peaceful sunroom!



**From the dining room you walk into the den/library area.
More beautiful oak floors and exposed wood provide a
relaxing atmosphere conducive to curling up with a
good book, or maybe writing your own!**



**Nearby, through another set of French doors,
is the formal living room.**



The tiled hallway leads to the garage.



This guest bathroom is conveniently located and beautifully decorated.



At the top of the stairs are these beautiful grand windows and wood clad ceiling.



There is a large family entertainment area here, easily set up as a den/computer space, TV room, game room etc.



All bedrooms are accessed from this central area.

The master bedroom has plenty of room and features a sitting area and a big walk in closet.



The master bath is pure country!!



The exposed beams and knotty pine ceilings give the guest bedrooms a warm, cozy feeling.





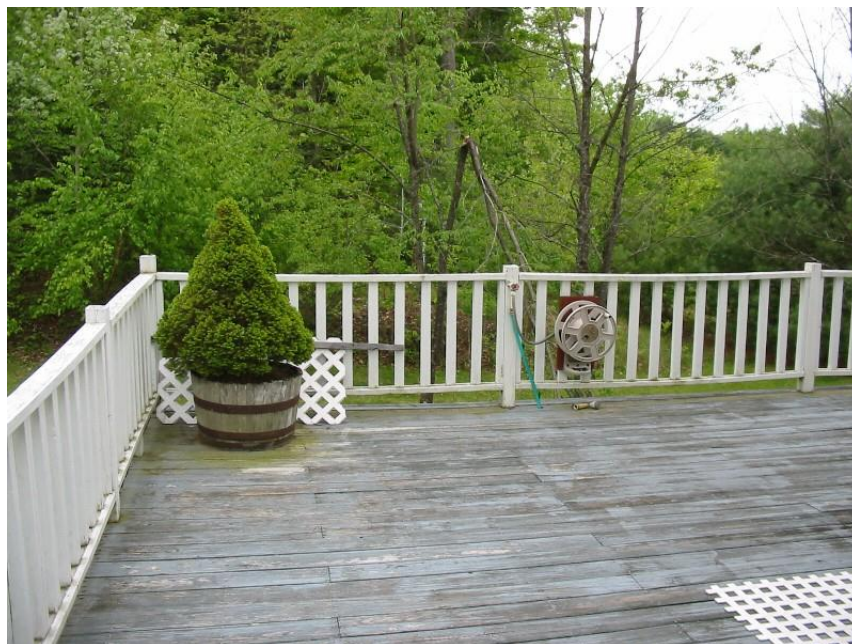
This bathroom utilizes a big linen closet in the hall.



You can start and finish your day on this rocking chair porch. Plenty of sun all day long!



The deck wraps around the corner and opens up to a wide section, perfect for your barbeque grill.



**You'll spend lots of quality time relaxing with this view!
Experience the privacy and tranquility of 10+ acres.
This is your opportunity to enjoy life in the country in
an elegant home built with old world craftsmanship.**



Great location, less than 5 miles to the sweet New England village of Poultney, VT and Green Mountain College. If you like hunting, fishing, horseback riding, snowmobiling, 4-wheeling, antique shopping, kayaking, skiing etc. then this is the place for you! This home is about 60 miles from Stratton, Killington, Okemo, Gore and Bromley ski resorts. About 45 miles or less to Saratoga race track, Lake George and Manchester Vt.

Call or e-mail Bob Tressler to set up an appointment to see this beautiful home.

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