

## **HERITAGE MANOR REALTY**

**209 County Route 28, Hebron NY 12832**

**518-642-3664**

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## **CLASSIC RURAL VILLAGE CHURCH & COTTAGE INCREDIBLE VALUE AT ONLY \$89,900!!!**



**ANTIQUE SHOPPE OR ARTIST'S STUDIO/GALLERY &  
COTTAGE LIVING QUARTERS JUST WAITING TO HAPPEN!**

**This is your golden opportunity to fulfill your dream  
of owning a fabulous country church, and this one  
comes with the incredible bonus of a cottage!**



**This is facing the entrance of the church, looking at the area where the choir was located.**



**This is the stage area. Note the high ceilings, chandeliers and overall great condition of the building. There is a full basement and most of the foundation has been rebuilt.**



**Unbelievable at this price, this sweet cottage comes with the church! It is heated and it wouldn't take much to make this a very unique & beautiful living space.**



**This is facing the entrance of the cottage. There is a large foyer beyond the**



**door. Note the beautiful wainscoting covering the walls and ceiling. An amazing amount of old world craftsmanship went into this building. The photo below is facing the back of the cottage. There are two half bathrooms behind the door. Easily convert one to a tub/shower for a spacious full bathroom!**



**Imagine the work that went into the design & construction of this ceiling.**



**Many people dream of converting a rural church to a home and this property offers so much more than that. At this low price you can re-do the interior to whatever your imagination comes up with. Don't miss this opportunity. When it's gone you might never get the chance again! For the complete data sheet e-mail me at [hmrealty@aol.com](mailto:hmrealty@aol.com)**

### **ABOUT THE AREA:**

**If you like hunting, fishing, horseback riding, snowmobiling, 4-wheeling, antique shopping, kayaking, skiing etc. then this is the place for you! Granville is less than 60 miles from Stratton, Gore, Killington, Okemo and Bromley ski areas. About 45 miles or less to Saratoga race track, Lake George and Manchester, Vt. We have country Fairs, New England villages, hot air balloon festivals, general stores, and fall foliage that is rated among the top 10 in the Northeast.**

**Great, modern schools, friendly people and a downtown like it used to be way back when.**



**ALL THIS FOR ONLY \$89,900!!!  
COME QUICK, WHEN IT'S GONE IT'S GONE FOR GOOD!**

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

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