

HERITAGE MANOR REALTY

209 County Route 28, Hebron NY 12832

518-642-3664

Website: www.HeritageManorRealty.com

E-mail: hmrealty@aol.com

"CLASSIC VILLAGE VICTORIAN"

Undergoing Renovation!

\$117,700 (As is)

Owner financing available!

(see details below)

mls #111018



Renovation is underway to make this Grand Victorian as beautiful as the day it was built! From scraping the exterior to prep for painting, to removing the interior plaster and lathe for new insulation, this gorgeous home is getting the complete treatment. Scroll through the photos below to see what's been done so far! (Available as a 2-family or single family)



The new look inside! New walls, new windows, new lights etc. These beautiful hardwood floors will be refinished and will shine like new.





Formal dining room, living room, parlor room, and that's just on one floor! This home is big!









**Custom wood cabinets are being crafted for this kitchen.
New porcelain tile floors too!**





Much of the original hardware remains.



Updated photos of more completed work!





This barn/garage comes with the house.



At the price of \$117,700 much of the second floor is finished. Much work has already been done on the first floor as well.

About this area: Located right on the border of Vermont, Granville is Main Street America all the way! Take a stroll and you will feel like you have turned back the clock as you walk its streets.



Grab a stool at the soda fountain and enjoy a root beer float like you did when you were a kid.



Listen to free evening concerts from the bandstand in the town square all summer long.



Fish for trophy trout in the beautiful, clean Mettowee River that runs right through the middle of town!



Granville is experiencing the kind of positive growth that gets people excited. With its spectacular waterfront, beautiful Victorian homes, top notch schools, and high quality of life, Granville is a wonderful

place to live. Stunning architecture!!!



Wouldn't you love to live in one of these Grand Ladies?! You can. There are usually a couple of them available.



It's a perfect blend of old and new, with new businesses that fit right in with the long established businesses.



Beautiful churches with their tall steeples abound.



The Pember Library/Museum is a cherished asset to the community, as is the Slate Valley Museum.



Hunting, fishing, hiking, horseback riding, snowmobiling, four wheeling, antique shopping, kayaking and canoeing are just some of the fun activities you'll find here. Bicycling enthusiasts will enjoy riding through spectacular rolling hills and valleys reminiscent of Europe. And ski/snowboarders will be in heaven. Why be tied to one mountain when you can take your pick of seven major ski areas nearby? Country fairs, hot air balloon festivals, New England villages with quaint general stores, and fall foliage that is rated among the top 10 in the Northeast, it's all here for your enjoyment. Come let me show you around and see what it's all about.

Be prepared to fall in love with Granville!!

Call Bob Tressler at:

HERITAGE MANOR REALTY

209 County Route 28

Hebron NY 12832

518-642-3664

Website: www.HeritageManorRealty.com

E-mail: hmrealty@aol.com