

HERITAGE MANOR REALTY

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COUNTRY VACATION HOME

1718 COUNTY ROUTE 23

GRANVILLE

ONLY \$ 35,000!!!

INCREDIBLE VALUE!



Built in 1930, this 1400 sq ft home is on a large lot in the countryside. The home features 3 bedrooms, 1 bath, kitchen with oak cabinets, dining room, front porch. It is in need of some TLC to spruce it up, but it could be a great value for someone who wants to put some effort into it.

A pretty, peaceful tree covered hillside provides your backyard view. This home is just down the road from a big apple orchard.



The country kitchen comes complete with oak cabinets and nice appliances including a gas stove, refrigerator & dishwasher.



The open floor plan in the living room, dining room and kitchen gives the home a large, roomy feel. The exposed beams and wood trim contribute to give it a warm atmosphere.



Three good size bedrooms complete the home. Plenty of space for bunk beds to fit family & friends on those fun weekend getaways!



All of this for only \$35,000!!! At this unbelievable price you can bet this home will be snapped up fast. Act quickly and make this home your ski central and year round vacation place.

About this area:

Welcome to Granville, NY! Located in historic Washington County, just a stone's throw from the Vermont border, less than 60 miles from Stratton, Killington, Okemo, Gore and Bromley ski areas. Less than 45 miles from Saratoga, Lake George and Manchester, Vt.

This rural, agricultural community offers an uncrowded, unhurried, peaceful lifestyle long since lost in many other areas of the country. There is a downtown that is pure Americana. Grab a stool at the soda fountain and enjoy a root beer float like you did when you were a kid. Enjoy free evening concerts from the bandstand in the town square all summer long. Fish for trophy trout in the beautiful, clean Mettawee River that runs right through the middle of town!

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 the Italian countryside. And ski/snowboarders will be in heaven. Why be tied to one mountain when you can take your pick of five major ski areas?! Plus there is a fun local mountain nearby that is lighted for night skiing.

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 discover the beauty of this hidden treasure for yourself.

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

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**And this, folks, is what a rush hour traffic jam
looks like up here!!!**



**Gotta love it!
We do!**