

## **HERITAGE MANOR REALTY**

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

**518-642-3664**

**Website: [www.heritagemanorrealty.com](http://www.heritagemanorrealty.com)**

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### **BEAUTIFUL, SPACIOUS CAPE COD ON ALMOST AN ACRE IN THE VILLAGE**

**33 East Main Street**

**Granville, NY 12832**

**\$159,900 (mls #115353)**



**Quality! If you're looking for that special one-of-a-kind home, look no further. The owners have spent a lot of money in recent years on the interior of this lovely home, and it shows. Plenty of room at over 1,900 square feet with a new kitchen that opens into a big breakfast room, a formal dining room, double size living room with fireplace, and many hardwood floors. And at just under an acre the yard is huge!**



**Picture perfect home!  
Check out the unique multi-colored slate roof.**





**Oak cabinets and stainless steel appliances.**





**Big breakfast room and formal dining room.**





**The huge living room runs the width of the house, with a cozy fireplace to keep the room nice and toasty.**





**The fireplace insert provides efficient heat.  
The enclosed porch makes for a nice reading room.**





**Three good sized bedrooms upstairs.**





**Beyond the walk in closet is a bonus storage room!**





**At the end of the day you can relax in this roomy gazebo, with a wonderful bucolic view of the neighboring horse farm.**



**From this beautiful home you can walk to this old fashioned downtown!**



**Country fairs, New England villages, general stores and fall foliage that is rated among the top 10 in the Northeast, it's all here for your enjoyment.**

**If you like hunting, fishing, horseback riding, snowmobiling, 4-wheeling, antique shopping, boating, 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 the local West Mountain ski area.**

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

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