

HERITAGE MANOR REALTY

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SPLIT LEVEL COUNTRY RANCH

165 GILLESPIE ROAD

GRANVILLE, NY 12849

GREAT VALUE AT ~~\$220,000~~ \$197,500!!!



Built in 1990, this immaculate ranch on 1.41 acres is in move-in condition. The home features 4 bedrooms, 2 bathrooms, heated workshop and a beautiful custom built deck. Amenities include a soapstone fireplace/stove in the living room, slate entry, and wall to wall carpeting. The home is nicely located on Gillespie Road leading into Woodmere Estates. Room for horses on open land in the countryside, yet only a couple of miles from town.



Attractively landscaped with a manicured yard, there's plenty of room for the family to romp around.



Imagine spending time on this custom built deck with relaxing views of the surrounding hillsides.



This pretty country kitchen has nice oak cabinetry, quality appliances and a breakfast bar. For more formal dining, the dining room will accommodate family and friends. Dual sliders open up the room and lead out to the deck & backyard.





This big living room features a soapstone fireplace in the corner to take the chill off those winter evenings! There are 3 bedrooms on this level including the master bedroom, with wall to wall carpeting.





There is another bedroom on the lower level, plus this fun family room! The heated workshop is also on this level, as well as the entry to the attached 2 car garage with more work area. A significant feature of the home is the ETS (Electro Thermal Storage) heating system. The units, which can be individually tailored for each room, are packed with a type of rock that stores heat generated during off-peak hours, then gradually releases it when needed. Very effective, very efficient!



This home is packed with value, and it's just a few minutes to the All-American town of Granville, NY. Right on the Vermont border, you can experience life like it used to be in a rural, small town New England environment! Friendly town, friendly people, safe neighborhoods, rural Americana is alive and well here in Granville.

It's a wonderful life!



Country fairs, New England villages, general stores and fall foliage that is rated among the top 10 in the Northeast. If you like hunting, fishing, horseback riding, snowmobiling, 4-wheeling, antique shopping, kayaking, 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 local West Mountain ski area. COME DISCOVER THIS HIDDEN GEM FOR YOURSELF. COME DISCOVER THE GOOD LIFE ONCE AGAIN!! Call or e-mail to set up an appointment to see this great home.

Call Bob at

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