

## **HERITAGE MANOR REALTY**

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## **SPACIOUS TWO STORY COUNTRY HOME ON 3.4 ACRES!**

**763 LEE ROAD**

**GRANVILLE, NY 12832**

**A LOT OF HOUSE FOR ONLY AT \$197,500!**



**Built in 1982, this 2300+ sq. ft. home on 3.4 acres is in move-in condition. The home features 4 bedrooms, 2 bathrooms, a huge (12x20) living room with solid oak flooring, and a cozy den with fireplace! The home is privately located on quiet Lee Road, just a couple of miles from town. Plenty of room for horses or other animals on this land in the countryside.**



**There's plenty of land for the family to romp around on.**





**This pretty country kitchen has nice wood cabinetry, quality appliances and a breakfast table area. For more formal dining, the dining room will accommodate family and friends.**





**This big living room features solid oak flooring. On the other side of the slate foyer is a cozy den with fireplace.**





**The slate entry foyer will catch all the mud and dirt before it gets into main rooms! Upstairs, all 4 bedrooms are spacious and have oak floors.**



**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

**HERITAGE MANOR REALTY**

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