

HERITAGE MANOR REALTY

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SPACIOUS THREE LEVEL HOME

101 State Route 22A

Middle Granville, NY 12849

mls #114004

A LOT OF HOUSE FOR ONLY \$139,900!



Built in 1979, this big home on a full acre is ready to move into. Featuring 4 bedrooms, 2 bathrooms, a finished walk out basement with a formal front door, a covered 2 tier deck, and a huge yard to have fun with, there's something here for everyone. Just minutes from shopping in Granville, NY or Poultney, VT (home of Green Mountain College).



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





**Step from the deck to the private back yard,
or through the door to the dining area.**





The quaint country kitchen has plenty of room and cabinet space. There's room for stools at the counter for quick snacks or breakfast.





**The stove in the living room can heat this level and upstairs.
There are 2 bedrooms on the main floor plus a full bathroom.**







There are 2 more big bedrooms upstairs with plenty of closet space.





The finished basement features a 20'x20' family room with a wood stove that will heat the whole area.





**Step out onto the deck, and step down to the second tier.
The perfect spot for a back yard barbeque!**





You'll love the privacy of this manicured yard.



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 less than 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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