

**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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**WATERFRONT!**  
**154' ON THE METTOWEE RIVER**

**HIGH & DRY!!**  
**1393 County Route 24**  
**Granville, NY 12832**

**\$139,000**

MLS #115078



**This roomy 3-4 bedroom home offers beautiful waterfront living.**



**Fish for trophy trout right from your own back yard.**





**Nice country kitchen  
and dining area.**





**The wood floors in the living room and den have been beautifully refinished.**





**Big bedrooms with big closets!**





**Relax on the porch overlooking the river.**





**This is the same river that flows behind the house, about a mile upstream.**



## Main Street Granville



**If you like horseback riding, hiking, 4-wheeling, cross country skiing, snowmobiling, snowshoeing etc. then this is the place for you! Country fairs, hot air balloon festivals, antique auctions, 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.**

**There are five major ski areas accessible from here, all about an hour drive. Ride, ski, snowmobile, hunt, hike, this area is an outdoorsman's paradise! Call or E-mail to set up an appointment to see this beautiful country property.**

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