

HERITAGE MANOR REALTY

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**PROUDLY PRESENTS:
PRIME WATERFRONT ACREAGE
WOODMERE PARK
MIDDLE GRANVILLE, NY**

ONLY \$48,500!!



What a beautiful setting to build the home of your dreams!! You'll find the privacy you've been looking for here. Wooded acre with 140' waterfront on beautiful deepwater Gillespie Pond. Enjoy the peace & serenity of this perfect parcel.



**Build a dock for your canoe amidst the tall pines,
just like this neighboring property. What a wonderful
lifestyle, whiling away the hours fishing for trout.
Or just enjoy the time spent paddling around in
your canoe taking in this picture postcard scenery.**



There is a level, cleared area fronting Gillespie Road, perfect for a homesite. Selective tree cutting will enhance the site, allowing a beautiful view of the water from your home while retaining the large pine trees. Heaven!



Enjoy life on the Golden Pond!

Build your dream home on the water and enjoy all that this area has to offer. The property is just minutes from the Vt. border. Hunting, fishing, hiking, horseback riding, snowmobiling, four wheeling, antique shopping, kayaking and canoeing are just some of the fun activities you'll find here. Bicycling enthusiasts will enjoy riding through spectacular rolling hills and valleys. And ski/snowboarders will be in heaven. Why be tied to one mountain when you can take your pick of five major ski areas, all within approx. 60 miles of here? Plus there is a fun and challenging local mountain that is lighted for night skiing. Country fairs, hot air balloon festivals, 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. And there are many absolutely beautiful B&Bs nearby to stay at. Why not enjoy a relaxing weekend in the country and discover this spectacular area for yourself. SEEING IS BELIEVING!!

**Call Heritage Manor Realty at 518-642-3664
to arrange a showing.**

