

HERITAGE MANOR REALTY

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The Wilson Farm

5731 State Route 22

Salem, NY 12865

\$229,900

MLS #113972



The Wilson Farm offers 22 acres of country living! From the beautiful two bedroom home (could easily be 3 or 4 with the amount of space in the finished walk-out basement), to the multiple barns, this farm is ready for you and your animals. There is a spring fed pond and a pretty, babbling creek to add to the charm. Just minutes from the historic village of Salem as well as the Vermont border, this property offers great value at an affordable price. Come see for yourself!



The house and grounds are neat as a pin with a manicured, landscaped yard. And the yard is huge, plenty of room for all kinds of fun.



Barns!



Step into this country kitchen with oak cabinets and an island.



The dining area gets lots of light.



There is also a dining area in the lower level.



The living room features a cathedral ceiling and big windows.



Plenty of space available.



The huge family room (22x14) has sliders that open to the patio.



Big enough for a pool table or entertainment center (or both!)



The bedrooms are huge!



Lots of closet space, deep and wide.



Another big bedroom.



With enough closets for your wardrobe and Imelda Marcos' shoes!



This bathroom is off the master bedroom.



This full bath is also on the first level.



There is a ¾ bath at the far end of this office/laundry room.



The laundry area has a work sink for convenience. All appliances stay!



This room is currently used as a downstairs kitchen.



Out onto the patio and the peace & privacy of the back yard.



More barns!







**A hidden pond, you can barely see it, middle left. It's there,
and it's much bigger than you can see from the photo.**



Perfectly located in the foothills of the Green Mountains, Salem shares its eastern border with Vermont. Still very much a rural, agricultural community, and blessed with stunning scenery, Salem is a beautiful town. Easy access to Stratton, Okemo, Gore, Killington, Magic, Bromley, and Pico ski areas. There is also local West Mountain, lighted for night skiing. Close to Saratoga, Glens Falls and Lake George, NY and Manchester, Bennington, Dorset and Rutland, VT.

**Everywhere you look is like something right out of a postcard.
You'll love the peaceful, serene countryside.
Come discover the country life in Salem!**

Call or E-mail to see the Wilson Farm.