

# HERITAGE MANOR REALTY

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Website: [www.HeritageManorRealty.com](http://www.HeritageManorRealty.com)

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**Presents:**

## *BLACK CREEK FARM*

### CLASSIC COLONIAL FARMHOUSE

1230 Smith Rd, Hebron NY 12832

On 24 surveyed acres in the Hills of Hebron

**\$139,500** (mls#153241)



**You will be charmed by this pretty farmhouse in beautiful Hebron. Three bedrooms, including a first floor master (could also be a den.) The pretty Black Creek runs through the land.**

**Pasture for horses, farming, woods with mature trees.  
Near Saratoga and Lake George, NY and Manchester, VT.**



**Beautiful location  
View of hay fields and Vermont**





**Relax in the gazebo or by the creek**





**Big living room w/exposed beams and stone fireplace**  
**Huge family room with wood stove**





**Functional galley kitchen  
Pantry area**





**First floor bedroom or den  
Laundry room**





**First floor bathroom (off laundry room)  
Two bedrooms upstairs**





**Upstairs bath and shower**







**Flower garden**  
**Enclosed porch**





**Strawberry Fields Forever!**  
**This entire hillside is covered with alpine strawberries**





**This pretty farm is located in Hebron, NY. Just a stone's throw from the Vermont border, less than 60 miles from Stratton, Killington, Okemo, Gore and Bromley ski areas. Less than 45 miles from Saratoga race track, Lake George and Manchester, Vt. This rural, agricultural community offers an uncrowded, unhurried, peaceful lifestyle long since lost in many other areas of the country. 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?! Plus there is a fun 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 this, folks, is what a rush hour traffic jam looks like!**



**Come discover the country life you've been dreaming of!**

**Call Bob Tressler at:**

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