

# HERITAGE MANOR REALTY

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## BEAUTIFUL CUSTOM BUILT HILLSIDE RANCH ON 10 COUNTRY ACRES

1660 Burch Rd, Hartford

**BUILDER'S OWN HOME!**

**\$259,900** (mls #152900)

The best of everything went into this hillside ranch. Beautiful tile and wood floors, kitchen cabinets with textured counter tops, central a/c, a finished walk-out lower level with radiant heat, big garage. Ten acres of picturesque land with two ponds. Scroll through the pictures and see the workmanship that went into this beautiful home!





**Beautiful cabinets, tile flooring in this custom kitchen.  
Breakfast bar, textured counters.**





**Tile floor continues into the dining area  
Hardwood floors, vaulted ceiling**





**Two big bedrooms with hardwood floors  
on the first level**





**Beautiful first floor bathroom  
Laundry room on lower level**





**Big bedroom on lower level with radiant heat in the ceramic tile floor  
The great room! This could be an in-law apartment or master suite**





**Lots of room, walk-out to patio under deck  
Custom tile flooring**





**Bathroom on lower level  
Den or office**







**Patio on lower level**  
**Full length deck overlooking yard and twin ponds**





**Two beautiful ponds  
Gorgeous country views**





**Ten acres affords plenty of room to run**





**Geese love the ponds**





**Big garage with full storage above  
Rocking chair front to enjoy beautiful sunsets!**



**Beautiful craftsmanship is evident throughout this home. Tile and hardwood floors, crown molding, central air, radiant heat in the lower level. Also included is the surround sound system in the living room and a 14,000 kw generator.**

**The country life, it's a nice way to live!**

**Country fairs, New England villages, general stores and fall foliage that is rated among the top 10 in the Northeast, it's all here for your enjoyment.**

**If you like hunting, fishing, horseback riding, snowmobiling, 4-wheeling, antique shopping, boating, skiing etc. then this is the place for you!**

**Granville is about 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 the local West Mountain ski area.**

**Call or e-mail to set up an appointment to see this great home.**

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