

## HERITAGE MANOR REALTY

209 County Route 28, Hebron NY 12832

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### BEAUTIFUL CUSTOM BUILT HOME ON 5.29 COUNTRY ACRES

**BUILDER'S OWN HOME!**

**\$249,900** (mls #112534)



The best of everything went into this chalet style custom home, finished in 2006. Beautiful porcelain tile and wood floors, solid maple kitchen cabinets with textured counter tops, a gorgeous fireplace, central a/c, central vacuum, a finished walk-out lower level and a finished, heated office above the big garage. There's even a separate entertainment building and a deep spring fed pond! Scroll through the pictures and see the workmanship that went into this beautiful home, and then come see it in person!



**Solid maple cabinets, porcelain tile flooring in this beautiful kitchen.**





**Dining area with porcelain tile floor, lots of closet storage in the kitchen.**







**Beautiful wood ceiling, custom wrought iron and wood stair railing.**





**Lots of glass to take in the country views. One touch gas fireplace.**







**This quiet reading area is part of the master suite.**





**The master suite features his & hers closets, a reading area and a full bathroom.**





**This big first floor bedroom boasts a huge walk in closet.**







**Full bathroom on the first floor, also  $\frac{3}{4}$  bath on the lower level. The lower level is finished as an in-law apartment with full walk out to the yard.**











**This heated office room is above the big garage.  
Step outside and enjoy this one-of-a-kind entertainment center!  
There is also a 17' deep spring fed pond that you can swim in!**





**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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