

HERITAGE MANOR REALTY

518-642-3664

Website: www.HeritageManorRealty.com

E-mail: hmrealty@aol.com

"CLASSIC VILLAGE VICTORIAN"

63 E Main, Granville NY 12832

Top to bottom restoration

See the transformation!

\$117,500

mls #153666



Renovation is complete making this pretty Victorian as beautiful as the day it was built! Scroll through the photos below to see what's been done to make this a home you would be proud to own!



**Freshly painted home and 3 car garage
Start with a brand new kitchen & appliances!**





**Tile floor, built in cabinets & new oak cabinets
Coffered ceiling, beautiful mouldings**





**Formal dining room
Floors refinished – windows replaced**





**Laundry room - pantry
Fabulous new full bath!**





Slate floor den – office
The warmth of wood in the cozy living room





**Beautiful staircase in the foyer
Big bedroom upstairs – floor refinished**





**Bedroom 2 – floor refinished, new window, moldings
Bedroom 3 – big and beautiful!**





Bedroom 3 – desk or computer area
Brand new upstairs bathroom





**New furnace in the slate floor basement
Modern electric panel and wiring**



About this area: Located right on the border of Vermont, Granville is Main Street America all the way! Take a stroll and you will feel like you have turned back the clock as you walk its streets.





Stunning architecture!!!



Wouldn't you love to live in one of these Grand Ladies?!



It's a perfect blend of old and new, with new businesses that fit right in with the long established businesses.



Beautiful churches with their tall steeples abound.



The Pember Library/Museum is a cherished asset to the community, as is the Slate Valley Museum.



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 reminiscent of Europe. And ski/snowboarders will be in heaven. Why be tied to one mountain when you can take your pick of seven major ski areas nearby? 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. Come let me show you around and see what it's all about.

Be prepared to fall in love with Granville!!

Contact Bob Tressler at:

HERITAGE MANOR REALTY

209 County Route 28

Hebron NY 12832

518-642-3664

Website: www.HeritageManorRealty.com

E-mail: hmrealty@aol.com