

HERITAGE MANOR REALTY

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Presents

DAMON'S FARM

8324 State Route 22, Granville NY 12832

\$235,000 (mls 160343)



40 acres with fenced pasture, small barn, hay fields, mature black walnut trees, fir trees, stocked fishing pond, long frontage directly on the Indian River. Start living the country life in this unique farmhouse. Open concept living area on first floor, bedrooms upstairs with loft spaces. Garage/workshop behind home. Out in the country but just a few minutes from town. Bring your horses!

In the foothills of the Vermont mountains



Mist rising from the pond





**Stone center chimney for wood stove
Living room**





Family room
Kitchen/breakfast area





Dining area
First floor bathroom





**Custom staircase (cat not included!)
Master bedroom**





**Loft in master bedroom leads to storage
Second floor bathroom**





**Second bedroom
Stairs to loft**





**Third bedroom
En suite laundry area**

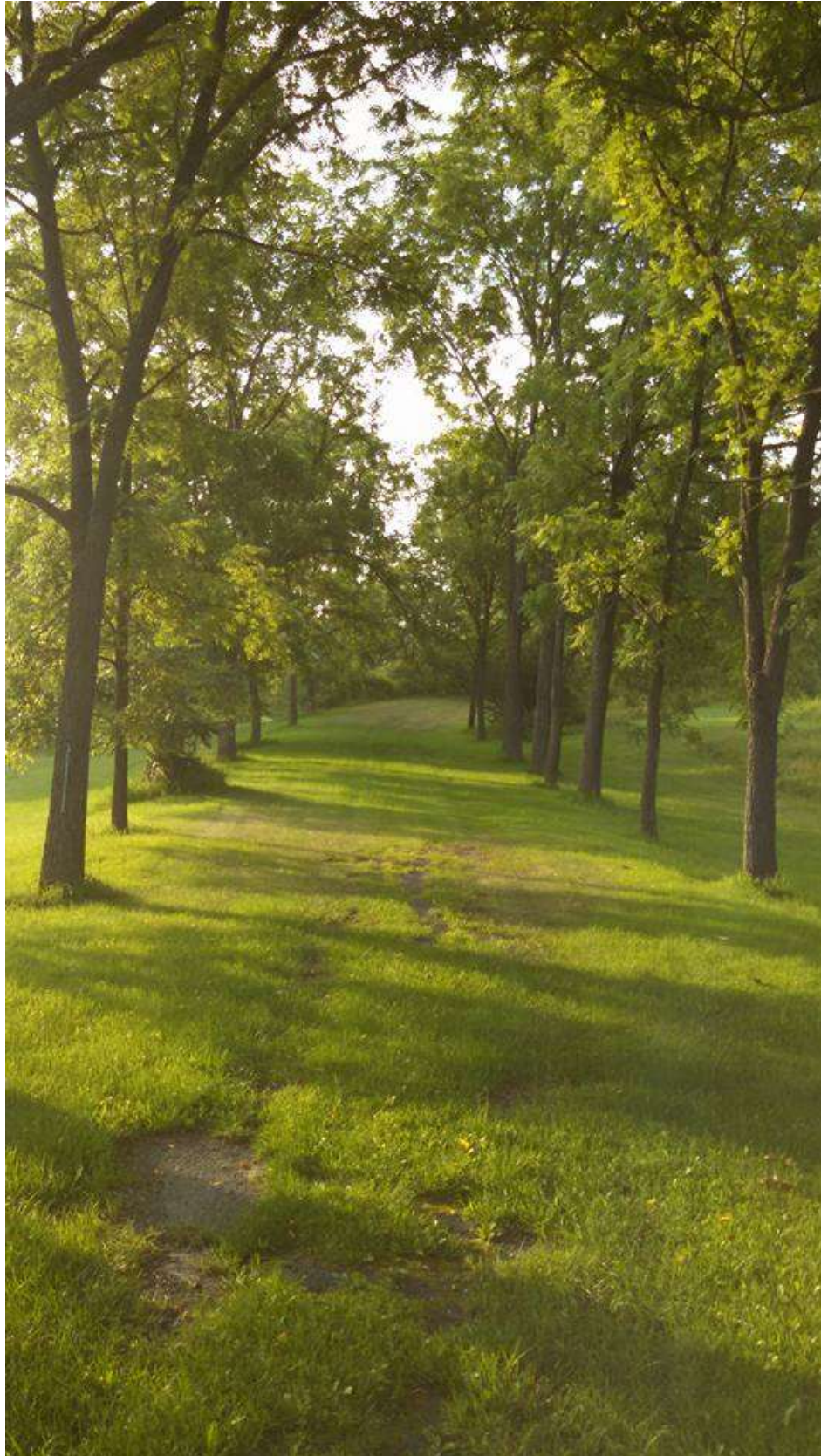




**Barn and chicken coop
Lush lawn with hay field beyond**



Wide trail between black walnut trees



Wildflowers in the field





This beautiful farm is located in Granville, NY. Just a stone's throw from the Vermont border, close to Dorset, Manchester, Bennington and Rutland VT and Saratoga, Glens Falls and Lake George NY. Less than 60 miles from Stratton, Killington, Okemo, Bromley, Magic and Gore ski areas. 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 six 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.