

HERITAGE MANOR REALTY

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FARMHOUSE IN THE COUNTRY

CLASSIC 1800's FARMHOUSE

On 1.4 Acres in the countryside

\$107,000

mls #151435



You will be charmed by this pretty farmhouse in the gently rolling hills of Hartford, NY. This nice colonial is in a pretty country setting on 1.4 acres of open land on a lightly travelled road. Easy access to Glens Falls, Granville, Lk George, Saratoga, Vermont ski areas.



**Lots of room outside
Front porch mud entry**





**Step into this country kitchen, complete with island.
Dining area**





Pretty oak floors in the living room.





**First floor master bedroom
Laundry room and bathroom**





**Beautiful old wide plank floor, upstairs bedroom
Plenty of closet space**





**Second upstairs bedroom
Third upstairs bedroom (being painted)**





**Outdoor wood furnace as well as indoor oil furnace
Big garage and workshop**



Relax and enjoy this pretty country setting



This country home is located in Hartford, NY. Not far from the Vermont border, less than 60 miles from Stratton, Killington, Okemo, Gore and Bromley ski areas. About 25 miles to Glens Falls, 45 miles to 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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