

HERITAGE MANOR REALTY

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PROUDLY PRESENTS

"SUMMERFIELD FARM"

MAGNIFICENT 121 ACRE
MOUNTAINVIEW ESTATE

\$860,000

mls#162651

**For the discerning buyer who has been
searching for a unique property, this is it!**



**Exquisite Greek Revival style farm home, completed in 2002.
Spacious and elegant, this custom built home is truly one**

**of a kind! Over 3,100 sq. ft. of luxurious living space
in one of the most stunning settings imaginable.**

**With a commanding presence overlooking Vermont's
Green Mountains, the view is simply breathtaking.**

King of the hill!



**This property consists of 121 acres of pasture & woods
with beautiful views deep into the Green Mountains.**

**The photos below offer just a glimpse of the
panoramic vista that opens up before you.**

You need to see it in person to take it all in.





You'll never tire of gazing at the mountains. As the seasons change so does this marvelous palette!

As beautiful as it is outside, you'll be delighted to come indoors and enjoy this elegant home. Much planning went into the design of this home with attention to the flow of the common areas. Easy to move around, modern in purpose yet true to its English farm home origins.

Take a photo tour through some of the rooms:

The kitchen is a gourmet chef's delight! From the Viking stove to the native slate countertops and the center island, everything is within easy reach for your cooking pleasure.



From the kitchen there is easy access to the formal dining room for those special occasions with family and friends.

There are also sliding doors that open to the back yard for summer outdoor dining!

The formal dining room is surrounded with windows and bathed in sunlight.



From a small country table to a larger extended one, this room accommodates either with plenty of room for a china cabinet, breakfront, hutch etc.

The formal living room has a beautiful fireplace with wood floors that complete the cozy atmosphere and will keep you warm on those chilly winter evenings.



Along with the warmth of the wood floors and the fireplace, the radiant heat system will keep your toes warm all winter long!

Additionally, the home has central air conditioning for those hot August days. Quiet and efficient, the entire home is kept at a comfortable temperature all year round.

The wood stove in the family room also generates plenty of heat.



This is a great room to just kick back and relax in!

**Read a book or watch a football game, it's
informal yet beautiful at the same time.**

The view outside the windows of the master bedroom is wonderful to wake up to!



The sheer majesty of your surroundings is an inspiring way to begin the day! The room is an inspiration by itself. Gorgeous wood floors, his and hers bathrooms, tremendous closets, this was designed to delight the Lord & Lady of the Manor!

The guest rooms aim to please as well. Roomy and comfortable, your guests will likely never want to leave. (So take care who you invite for a sleepover!)



This particular guest room overlooks the pasture by the barns. This was formerly a working Katahdin sheep farm. The sheep are no longer there but the barns and fencing are waiting for your horses or other animals.







This outstanding estate is located in the beautiful rolling hills of Hebron. Just a stone's throw from the Vermont border, less than 60 miles from Stratton, Killington, Okemo, Gore and Bromley ski areas. Less than 45 miles from 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 reminiscent of the Italian countryside. 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!

**In nearby Granville there is a downtown that is pure Americana.
Grab a stool at the soda fountain and enjoy a root beer float
like you did when you were a kid. Enjoy free evening concerts
from the bandstand in the town square all summer long. Fish
for trophy trout in the beautiful, clean Mettowee River.**



Come discover the beauty of this hidden treasure for yourself!

Call to set up an appointment to see this one of a kind property.

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