

**HERITAGE MANOR REALTY**

518-642-3664

Website: [www.HeritageManorRealty.com](http://www.HeritageManorRealty.com)

***"SWEET RIVERFRONT HOME"***

**DIRECT WATERFRONT!**

**Completely remodeled interior**

**4 Bedrooms, 2 Baths**

**Right on the beautiful Mettowee River**

**Only \$139,000!! (mls#162013)**



**You will be charmed by this beautifully remodeled riverfront home in the pretty all-American village of Granville. Located on a lightly used lane, you'll appreciate the peacefulness of the setting.**

**How picturesque can it get!? A table for two, a bottle of fine wine, and a beautiful view of the covered walk bridge over the Mettowee River.**



**View of the bridge, downriver, from the yard.**



**Looking upriver from the yard. Nice gazebo spot!**



**Relax and enjoy all that this peaceful setting has to offer.  
Then step inside and see what the owners have done to the interior!**



**Open concept**



**The remodeled kitchen has plenty of working room.**



**The living room features warm hardwood flooring.**



**The first floor bathroom and laundry.**



**Beautiful original staircase.**





**Upstairs features four bedrooms, all with new plush carpeting.**





**There is a lot more room here than you would think,  
including a bathroom with shower on this floor.**





**It's an easy walk from here to the historic Pember Library/Museum and across the bridge to the Slate Valley Museum. The original, old fashioned Downtown Main Street of Granville Village is right there too.**

**Experience life the way it used to, at a slow pace, with friendly people who greet you on the street by name! It's a wonderful lifestyle that is not easy to find anymore. And it's right here in the village. No big box stores here, and no traffic either. There's one stoplight, and it's 15 seconds long!! You have to experience life here to believe how nice it really is.**



## About Granville, NY

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.



Grab a stool at the soda fountain and enjoy a root beer float like you did when you were a kid.



Listen to free evening concerts from the bandstand in the town square all summer long.



Fish for trophy trout in the beautiful, clean Mettawee River that runs right through the middle of town!



Granville is experiencing the kind of positive growth that gets people excited. With its spectacular waterfront, beautiful Victorian homes, top notch schools, and high quality of life, Granville is a wonderful place to live.



Wouldn't you love to live in one of these Grand Ladies? There are usually a couple of them on the market at any given time, at very affordable prices!



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 five 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 at Heritage Manor Realty to see this sweet riverfront home.**

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