



Your Lake George Real Estate Experts!

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Listing courtesy of: Steve Bernard Realty

MLS# - 202328764 - Price: \$314,000

1120 County Route 31 , Granville, NY

Description: WATERFRONT VIEWS and TOP-TO-BOTTOM MAJOR UPGRADES on 7+ wooded hillside acres. NEW ADDITION with high ceiling and large vinyl windows overlooking a huge pond! Full bath and closet makes this a large master suite or optional living room. Sliding barn doors. Redesigned kitchen with quartz countertops, porcelain farmsink and glass cabinets. All NEW APPLIANCES. 2nd bathroom w/refinished tub/shower. NEW WATERPROOF LOCK IN FLOORING throughout the entire home. NEW PATIO stone block entry to new mudroom. Remodeled lower level family or rec room. NEW ROOF, NEW VINYL SIDING, NEW DECK overlooking both the pond and large side yard. Small shed. Fiber optic internet and cell phone service to work from home! New blue stone circular driveway. Easy commute to Glens Falls, Saratoga and Manchester, Vt!!!

Acres: 7.7

Property Type: Residential

School District: Granville

Sewer: Septic Tank

Basement: Exterior Entry,
Finished, Full, Heated, Interior
Entry, Walk-Out Access, Other

County: Washington

Zoning: Single Residence

Below Ground Square Feet: 100

Bedrooms: 3

Estimated Taxes: \$1,937

Heat: Forced Air, Propane Tank
Leased

Exterior: Other, Drywall, Vinyl
Siding

Cooling: Other

Interior Features: Paddle Fan,
Vaulted Ceiling(s), Other, Eat-in
Kitchen

Town: Hebron

Bathrooms: 2 Full

Water: Drilled Well

Property Style: Hillside Ranch

Exterior Features: Lighting,
Storm Door(s)

Parking Spaces: 5



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