



**COUNTRY
PROPERTIES**
REAL ESTATE

385 Aiken Rd., Middle Granville, NY
Featuring 1900 feet on the METTOWEE RIVER



In this quiet and contemplative spot the owners envisioned the cozy, charming cottage they would design and create from the rustic fisherman's camp on this peaceful wooded 20 acres.

EVERY EFFORT HAS BEEN MADE TO CHECK THE ACCURACY OF THE ABOVE INFORMATION.
BUT NO RESPONSIBILITY IS ASSUMED BY COUNTRY PROPERTIES REAL ESTATE.



It is now complete – an attractive get-away from which to fish, swim or canoe on your own riverfront. Easy drive to Lake George, or head to Dorset and Manchester in Vermont. Great skiing in that direction includes Bromley, Stratton and Killington.

The cottage consists of 968 sq.ft. of carefree space which includes the Great Room with a cathedral ceiling, the IKEA kitchen, dining area and living room with its enameled woodstove, two sliding glass doors leading to the full length deck and a full bath.

The two loft bedrooms, accessible from individual spiral staircases, each with its own balcony, via insulated sliding glass doors. Japanese style shoji screens are used effectively to create as much privacy as you like in these bedrooms. The full bath on the first floor has a tub/shower and Kenmore stackable washer and dryer. Also located here is the well pressure tank, electric hot water heater, plus the alarm system panel.

KITCHEN: IKEA butcher block cabinet and wall hung cabinets above.

IKEA sink unit with a stainless steel top and double sink bowls.

Kenmore glass cook-top range, refrigerator and Magic Chef microwave, all included.

LIVING ROOM: Built-in corner shelves, pretty green enamel woodstove with chrome legs on a green marble hearth.

THE BASICS

HEAT: Woodstove, 75,000 BTU heats whole cottage easily. Electric baseboard is also available.

HOT WATER HEATER: electric, with rapid recovery.

ELECTRIC: 200 amps, circuit breakers, panel in front hall.

WINDOWS: All new thermo pane casements & sliding glass doors T/O

ROOF: asphalt shingle, new in 2006

EXTERIOR: Board and batten siding.

WATER: 560 ft. deep well with a submersible pump. Well head located to east of cottage.

ADT SECURITY SYSTEM: all windows, doors and inside and outside motion detectors. Smoke alarm and carbon monoxide detector are also on the alarm system.

SEPTIC: located south of the cottage, going back towards the road.

Consists of a collection tank and a second tank with a pump that pumps it up to the leach field.

FOUNDATION: slab

INTERIOR: knotty pine walls and ceilings.

GRAVEL DRIVEWAY

FLOORS: Wide board pine

STANDBY GENERATOR: Liquid propane fuel; wired for electric heat, lights, water pump, refrigerator and range.

UNDERGROUND UTILITIES: electric, telephone and co-axial cable

NYS Fishermen's Rights in place along river.

FURNISHINGS: May be included in the sale, if desired. (Exception is TV)

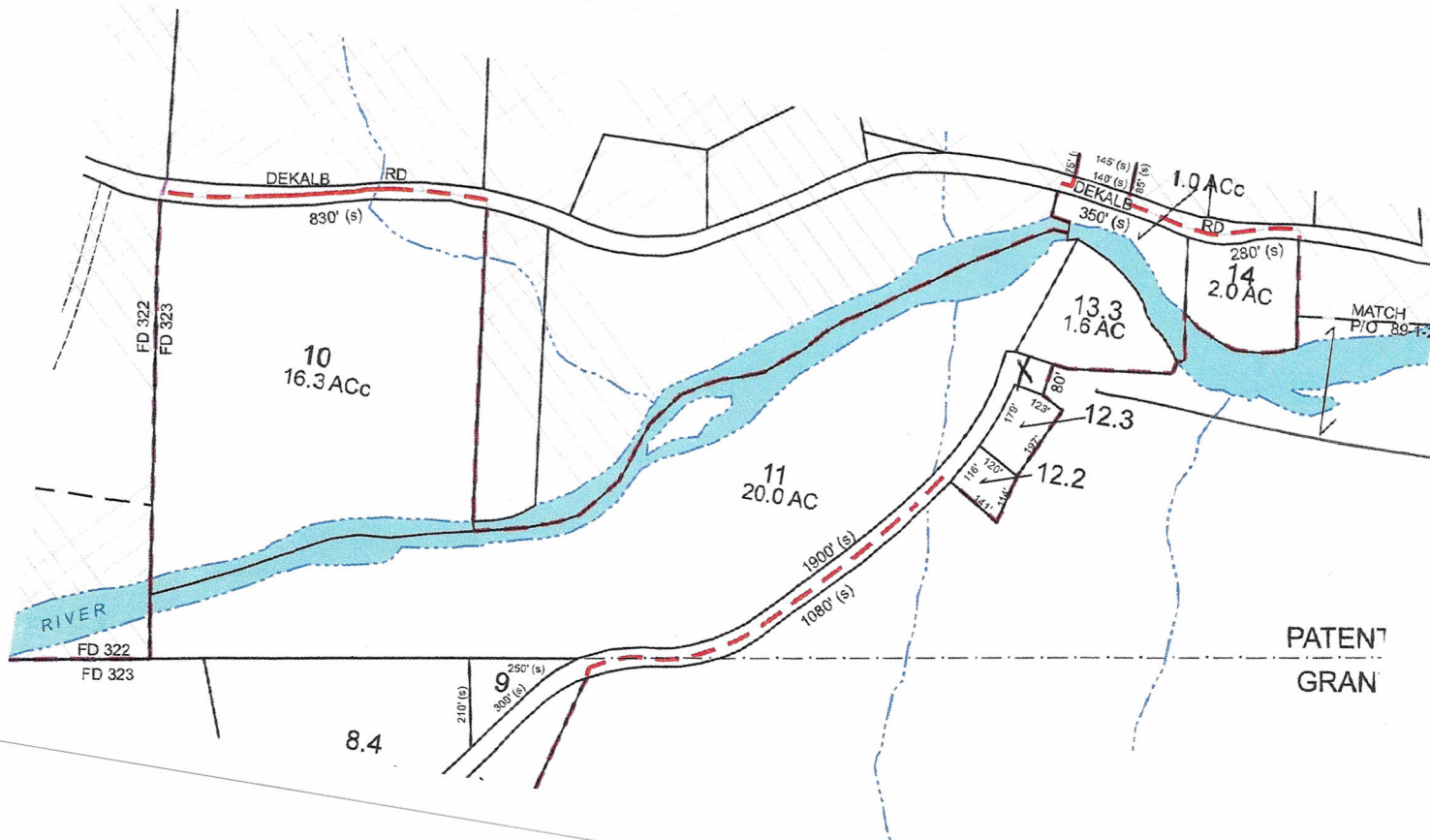
Ask for details.

TAXES: Total \$2,761

LIST PRICE: \$175,000

LISTING AGENT: JUDY SHORT (518) 677-3396 CELL: (518) 424-7523
email: jshort12816@aol.com

Country Properties Real Estate (518) 677-8588



385 Aiken Rd., Middle Granville

98.-1-11

1900⁺ ft. on Mettowee River
Aiken Rd. frontage approx.
1455 ft.