

A cooperative effort of City Newspaper and RochesterCityLiving, a program of the Landmark Society.



A porch on Park

1180 Park Avenue

The spacious front porch of the imposing house at 1180 Park Avenue immediately catches your eye. Here is an ideal spot for a morning cup of coffee or a relaxing lemonade on a warm summer's evening.

The front door opens to a vestibule, which in turn opens to a spacious foyer with a large stained glass window. The foyer features a wide stairway; on the stairway landing another stained glass window lets in cheerful sunshine. The downstairs powder room and the kitchen are also accessed from the foyer.

To the left of the entrance, a large doorway opens into the mansion-sized living room. Its focal point is a dramatic fireplace flanked by bookcases with glass doors. Windows over the bookcases bring more light to this versatile room. French doors open to the front porch, and a large doorway from the living room opens to the dining room. With a chandelier and coffered ceiling and additional decorative stained glass windows, this is a dining room ready for a family celebration.

The pantry, with glass-fronted cabinets, also houses the washer and dryer and leads from the dining room into the kitchen. The kitchen's built-in breakfast nook offers a convenient place to read the morning paper.

On the second floor there are three bedrooms, one with an enclosed porch. A full tile bath, complete with a built-in medicine cabinet, is centrally located on the second floor. A built-in linen closet is a very handy feature of the upstairs hallway. On the third floor there is a finished room

and a full bath. This space would be perfect for a home office or a guest bedroom. The basement is ideal for a workshop and storage.

The backyard, almost 100 feet long, is a woodland retreat. It would be easy to add a deck or a patio to gain even more enjoyment of this private and quiet urban space. The available off-street parking is a valuable commodity in this neighborhood.

The Park Avenue area is known as one of Rochester's most lively and interesting places to live. Park Avenue residents are close to many of Rochester's restaurants, museums, schools, and houses of worship. This is a walking neighborhood, with folks happily strolling on the tree-shaded sidewalks. Public transportation is easily accessible, as is the nearby shopping area at East Avenue and Winton Road. Though it seems a long way off at the moment, the very popular Park Avenue Festival in August features, music, crafts, and food trucks.

This 2,267 square foot house, built in 1900, is listed for \$239,900. With spacious rooms, historic details, and character just waiting to be unveiled, 1180 Park Ave. is ready for its next loving homeowner. For more information, contact Mark Siwec, of Howard Hanna Real Estate Services, at 585-330-8750.

by Mitzie Collins

Well known as a hammered dulcimer player, Mitzie is a longtime member of The Landmark Society and a strong supporter of city living.