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Brimming with Beauty

107 Burlington Avenue

Rochester's 19th Ward Neighborhood has a rich history that stems from when James and William Wadsworth purchased 4,000 tracts of land for fifty cents an acre in 1790. By the late 1800s the settlement was one of the first "streetcar suburbs." During the automobile era it transitioned into an area for professionals to build grand homes. The 19th Ward Community Association was established in 1964 to preserve and better the community. Part of the appeal of living in this area today is the 19th Ward motto, "urban by choice." High quality historic housing stock surrounds the home at 107 Burlington Avenue. Within just a few blocks is a small commercial hub at the intersection of Thurston Rd. and Brooks Ave. where you will find a handful of local businesses, a pharmacy, and the Southwest Family YMCA.

The history of the 19th Ward affords the area a variety of house styles from cottages to mansions. Built in 1920, 107 Burlington Ave. is an attractive 1,401 square foot home that is located minutes from the University of Rochester, the award-winning Arnett Branch Library, Genesee Valley Park, and Brooks Landing, a major redevelopment project. The exterior of the house features a large, inviting front porch, a fully-fenced backyard, and a two-car garage (a rarity for a city home).

The interior of the house has beautiful period details. The living room features a bay window, hardwood floors, natural woodwork, and leaded glass bookcases

flank and accentuate an ornate brick fireplace. The adjoining dining room has a bay window that overlooks the spacious backyard. The previous owner added a pass-through from the dining room to the kitchen, which created valuable space for serving and conversation. The adjacent kitchen has newer cabinets, counters, and vinyl flooring. While these details lack the authenticity found throughout the rest of the house, it affords a new owner the opportunity to customize the space.

The second floor of the house has three bedrooms with hardwood floors and spacious closets. The original, wood doors of the six built-in linen closets located in the upstairs hallway are in remarkable condition. There is also a large full bath. An unfinished third floor provides expansion space and might make for a retreat-like master suite or office.

While a few areas of the home could use some polishing, it boasts recent upgrades such as a new high efficiency furnace and fresh paint. Listed at \$69,900, 107 Burlington Avenue proves an affordable investment opportunity for someone interested in a character-filled home in a vibrant, historic neighborhood. Call Nothnagle realtor Sam Morreale at 585-451-0140 for a tour.

by Michelle Parnett-Dwyer
Michelle is Director of Foundation and Corporate Relations at The Strong and is an admirer of historic Rochester homes.