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## Graduate to Colgate

### 84 Colgate Street

The 19th Ward neighborhood in the city's southwest quadrant has so much going for it—high quality, yet affordable historic housing stock, intact historic streetscapes, a diverse population, an active and engaged neighborhood association, and proximity to Genesee Valley Park, University of Rochester, and downtown. It's a great urban neighborhood in which to put down roots and settle into a great historic house at a reasonable price. Located on a quiet dead end street that backs up to School No. 16, 84 Colgate Street is a typical 19th Ward American Foursquare. With an asking price of \$64,995, it has plenty of potential to work with.

84 Colgate has had just two owners over its 100-year history, leaving it in good condition for its next family. Much of the original character of the home remains latent, waiting for a new owner to make it shine. To start, the home offers a nearly full width front porch, which appears to have always been enclosed. It has loads of windows, a built-in bench, and a beadboard ceiling. Stepping through the original wood and glass door, you enter the front hall. To the left is the living room, which is attached to the dining room. Both rooms are carpeted but original hardwood, narrow plank Rochester floors are visible beneath, waiting for you to unveil them. The majority of the historic wood windows remain in these rooms and throughout the house. Original solid wood doors are also present throughout.

At the rear of the house, the sizeable kitchen could be completely upgraded for a new, modern look or could be left as is with a fresh coat of paint or a new countertop and still be perfectly functional. The former pantry area offers enough room for a dining table. Off the kitchen, you'll find a full bath—a rare luxury in a house of this vintage.

The stairs to the second floor are also carpeted but likely have hardwoods beneath. Upstairs, you'll find two bedrooms, a second full bath, and a third room that was converted from a bedroom into a kitchen decades ago. This room offers flexibility; the most recent owner used it as a second floor laundry but a new owner could use it as an in-law suite or could convert the space back to a third bedroom. A large sleeping porch offers expansive views of the backyard and a perfect spot to enjoy morning coffee or a good book during the warmer months.

The unfinished attic offers space for storage or the potential for finishing. Outside there is a two-car garage and a tidy urban backyard.

This 1,366 square foot home in the 19th Ward neighborhood is listed for \$64,995 with Bob Malone of Howard Hanna Real Estate Services. Contact Bob at 585-733-7729 to learn more.

by Caitlin Meives

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