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## Lucky Charm

877 Post Avenue

Rich in its diverse history, the always-bustling 19th Ward is bursting with opportunities for homeownership and the property at 877 Post Avenue offers those in the market an excellent option thanks to its character and prime location. Positioned just across the street from Dr. Walter Cooper Academy School No.10, this American Foursquare is also near bus lines, University of Rochester, Brooks Landing, and the Frederick Law Olmsted-designed Genesee Valley Park. Built in 1915 during the height of its neighborhood's development, this home offers up a charming, renovated space with opportunity for further enhancements.

Typical of several other properties in the area, this home has an open front porch and prominent entrance to greet every guest. Upon entering the home and passing through the entry hall into the living room, one's eyes are immediately drawn to the fireplace. Resurfaced with a dynamic black-and-white ceramic tile, and the original brick inside painted white, the room's centerpiece is flanked by two built-in mahogany cabinets and two eyelet windows above them. Three additional windows that face the street offer plenty of natural light. The space inside the adjacent formal dining room, at the center of which hangs a small crystal chandelier, conjures up images of families past sitting around the table at meal time. With room for new appliances, the kitchen has also been refurbished with a new backsplash, countertops, and laminate flooring.

Natural woodwork adorns the home throughout, including crown molding, baseboards, window and door trim, and solid wood doors. Natural hardwood floors enhance the living area downstairs and continue into the upstairs, where they outfit all three bedrooms. One bedroom near the landing could serve as an office or spare room. Its main feature is an unusual spiral staircase that leads up into a finished attic. Though the attic space is fully carpeted, it can certainly be pulled up to maintain the woodwork throughout the home. Besides storage, the extra room can also be converted into a more practical-use area if one chooses. The property's single bathroom has seen its own updates with a tile floor, new countertop, cabinet unit, and mirror.

Complete with a basement, detached one-car garage, and deep fenced-in backyard for family play time, this 1,464 square foot property is listed at \$109,900. Additionally, the home's improvements have included a new roof, furnace, and hot water heater. To learn more about 877 Post Ave., contact Nick Glamack of Glamack Realty at 585-721-3577. At the time of print, the property was under contract.

by Jill Cotter

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