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## Ready and waiting on Walbar

### 108 Walbar Street

This is the story of a home that came full-circle. Built in 1920 as a single family home in the Northland-Lyceum neighborhood of Rochester, 108 Walbar Street was converted to an owner-occupied double in the 1950s. The current owners are using it as a lovely, large single family home once again, but retained the second floor kitchen. The buyers of this property may choose either route.

Single-family or double, the residents will find a walkable neighborhood a block away from Savoia Bakery and Fioravanti Florist in one direction, and Donuts Delite in the other. Nearby are Northeast and Northwest College Preparatory High Schools.

A large red maple provides welcome shade to the three-season porch spanning the front façade. Classic 1950s metal awnings top the windows and original front door. Inside, the stairs to the upstairs rental unit are straight ahead. To the left is a large living room with a gas fireplace flanked by leaded glass bookcases and two handsome windows. A wide doorway leads to the dining room, which has generous windows and extra storage.

The living and dining rooms boast refinished hardwoods in very narrow “Rochester” planks. Highlighting the oak is mahogany inlay along the perimeter of both rooms, adding a formal touch.

The first floor includes a full bath with 1950s charm. The kitchen is open and bright, with newly-refinished cupboards and new appliances. The original kitchen window slides open horizontally, overlooking a backyard full of roses, rhododendron, clematis and perennials. The yard includes a one-car garage and is fully enclosed by a six-foot white vinyl fence.

A second kitchen occupies a former bedroom on the second floor. A very large, lovely master bedroom contains extra closet space. A second smaller bedroom and full bath (with original tub and hexagonal floor tiles) round out the potential rental unit. The attic is beautifully finished as another bedroom or sitting room, while retaining valuable storage space.

Several rooms have ceiling fans. The laundry room is in the basement, which is bright and clean.

No one knows for sure, but it is likely that cedar shakes reside under the exterior siding.

Tell the truth: We got you with Savoia, didn't we? This 1,452 square foot home is listed for sale with Jenny Popoli, RE/MAX Plus, 585-738-4795. The asking price is \$95,000.

by Elizabeth Teall

*Elizabeth is a Landmark Society volunteer.*