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City Victorian Redone

40 Canfield Place

Each area of our city has its own vibe. The stateliness of East Ave. The energy of Park Ave. The melting pot that is downtown.

The feel of all of these areas seem to melt together at 40 Canfield Place. Never heard of it? It's OK. It likes being a secret. Located off Union Street, Canfield Place is a bit of an oasis. Oh, it's there. But no one really pays attention to it, making it a perfect confluence of dynamic city living and the tranquility of a quiet home.

Painted in traditional hues of a fine Victorian, the cedar shingles of 40 Canfield, built in 1880, are fresh yet understated.

Sitting on the front porch offers you a view to the left of tilting tall grass and hosta, while a quick glance to the right offers a full view of the iconic Xerox Square. In a fascinating way, they almost seem equidistant.

An impressive winding staircase welcomes you into a large foyer with a large window on the landing, setting the stage for a home with large windows and natural light throughout. Walking past the coat closet, you'll immediately be impressed by the original hardwood floors, which have been beautifully refinished. The living room has a fireplace flanked by two large windows. Off the living room is a parlor with built-in bookcases, which could be converted into a formal dining room, bathed in sun by oversized windows. Another large room offers the versatility of conversion to a fourth bedroom, in-law quarters, or even another large sitting area. There's a full, newly remodeled bathroom directly off of this room.

On the way to the kitchen, is a large, walk-in pantry. The layout of the kitchen evokes memories of a hub of activity. Updated with beautiful floors, appliances, and granite countertops, the kitchen leads to not only the backyard, a large mudroom, and the basement, but a second stairway to the second floor. But first, let's talk about the backyard.

Fully fenced, the yard is completely brick-lined, with the exception of a deck and specimen plants around the perimeter. It offers uncanny privacy, especially given the fact that a walk through the gate takes you directly to the intersection of Alexander and Park!

The upstairs features three good sized bedrooms each with its own unique shape and charm, and some with walk-in closets. There's a beautiful new bathroom with his and hers sinks, and a large laundry room. A walk-up attic enables vast storage.

The recently completed fill-in of the Inner Loop offers a seamless segue to downtown and the Strong Museum. Park, Monroe, East, and University Avenues, with their restaurants and festivals, are minutes away by foot.

An oasis for sure.

This home is in move-in condition and truly a city gem. Interested buyers may contact James "Bob" Blaine at Howard Hanna Real Estate serves at 585-794-8991 to view this 2,400 square foot property, listed at \$249,900.

by David Owens

David is a Landmark Society volunteer.