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Prime Property on the Parkway

137 Seneca Parkway

Seneca Parkway in the Maplewood neighborhood is quite possibly one of the most scenic streets in the city. A tree-lined median—an element of the City's parks system designed by landscape architect Frederick Law Olmsted—alongside amazing architectural gems creates a dramatic streetscape. The early 20th century home at 137 looks out over this elegant landscape.

The 2,304 square foot house has been divided into two units, one on the first floor and one on the second. The first floor unit is accessed from the main entrance on the front porch. The rich architectural detailing starts here with the original front door and leaded glass sidelight, which open to an entrance vestibule. Entering the front hall, the living room is on the left and the first bedroom is to the right. Hardwood floors, original doors and hardware, and moldings are present throughout the unit.

The living room, which can be closed off from the hallway with pocket doors, has a bay window and fireplace. Proceeding through a set of leaded glass pocket doors brings you to the formal dining room. Beyond the dining room is a fully updated kitchen. An updated full bath and the second bedroom are also located at the rear of the house. A coat closet in the central hall rounds out the unit.

The second floor unit makes use of the original staircase, which has been enclosed and incorporated into the unit, to create a cozy, light-filled space. Like the first floor, this unit also has two bedrooms, an updated kitchen and bath, a formal dining room, living room, hardwood floors, and original details.

The property has an unfinished attic, plenty of room for off-street parking, a large garage, and separate utilities for the two units. 137 Seneca Parkway is located in the heart of the Maplewood neighborhood, just a few blocks from Maplewood Park. With easy access to 104 to get across town or Lake Ave. to get downtown, the rest of the city is at your fingertips. The Maplewood Neighborhood Association is a tightknit, active group with regular meetings and events. For the right buyer, looking to take on the responsibility of being a landlord, this property could be an excellent opportunity for an owner occupant.

137 Seneca Parkway is listed at \$159,900. For more information, contact Ashley Nowak with Howard Hanna Real Estate Services at 585-472-3016.

by Caitlin Meives

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