



## Upper Monroe or Upper 'Fun-roe'?

### 94 Belmont Street

Writer and journalist Leah Stacy dubbed the Upper Monroe neighborhood as "Upper Fun-roe." It's no wonder since this neighborhood is considered one of the "best under-the-radar-neighborhoods" for urban living. Its quiet tree lined streets are filled with affordable turn of century homes bursting with charm. Within walking distance you can enjoy the recreational activities that Cobbs Hill Park provides including a newly added dog park. Enjoy Rochester's skyline and views while hiking on the 1.7 mile trail in Washington Grove or around the reservoir located in Cobbs Hill Park. But that's not all! This diverse neighborhood is in close proximity to both the Culver Road Armory, which boasts exceptional restaurants and shopping, and the locally owned businesses along Monroe Avenue.

Take in all this neighborhood has to offer as you sit on the front porch of 94 Belmont Street. Let's walk inside this 1,478 square foot turn of the century home. As you enter the foyer you are greeted by gleaming hardwood floors. Look to the right and notice the fine craftsmanship of the large pocket door that separates the living room from the foyer. A beautiful tiled fireplace with a heavy wooden mantle complements the living room, which opens into a spacious dining room. Both rooms have extra high ceilings adorned with wide crown moldings, hardwood floors, and large windows that yield a bright and cheery air.

The newly remodeled eat-in kitchen, with ample cupboard space and stainless steel

appliances, overlooks a partially fenced backyard with a quaint garden/storage shed. And how convenient to walk out the back door of your kitchen and enjoy outdoor grilling and entertaining on the backyard patio--a summer oasis. Other conveniences this home offers are off-street parking with a newly installed driveway and an updated first floor powder room.

Off of the foyer to left is a stately oak banister and hardwood steps that lead to second floor bedrooms – four in all. All bedrooms also feature hardwood floors and large windows. The second floor has one full bath with a hallway linen closet and laundry shoot. As a matter of fact, there is no need to carry heavy baskets down to the laundry hookup in the basement since there is a laundry shoot on every floor.

From the second floor, walk up to the large, bright partially finished attic. With a few minor additions the attic could be transformed into an awesome master bedroom, office, or playroom.

Interested in becoming a homeowner in this highly desirable neighborhood? Then check out 94 Belmont Street; affordably priced at \$150,000 and listed by Tiffany Hilbert of Keller Williams Realty. Tiffany can be contacted at 585-362-8901 or e-mail [tiffanyhilbert@kw.com](mailto:tiffanyhilbert@kw.com).

by Ann Marie Gorman

*Ann Marie is a Landmark Society volunteer.*