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Family Friendly with Lots of Plusses!

69 Colgate Street

I found 69 Colgate Street to be charming and lovingly maintained. Built in 1920, the Craftsman style architectural details found throughout its 1,415 square feet create a homey atmosphere.

Located in the city's 19th Ward neighborhood, Colgate Street runs south from Arnett Boulevard, between Thurston Road and Post Avenue. Lined with other well-kept homes, sidewalks, and streetlamps, the street was quiet on a late Thursday morning. Colgate Street empties into a parking lot at John Walton Spencer School No. 16, which is currently closed for renovations, but expected to re-open upon completion. Other bonuses include an alarm system, laundry chute, access to public transportation and Aberdeen Square Park. Grants totaling up to \$9,000 for down payment and closing cost assistance, made possible through the University of Rochester and the City, are available to UR employees who purchase a home in the 19th Ward.

Listing agent Amy Merrill of Keller Williams Realty and I entered the side door from the paved driveway, up a few steps into the kitchen. While cozy, with linoleum flooring and newer cabinetry, the original butler's pantry adjacent to it provides ample food-prep and storage space. There is an easy flow between the rooms on the first floor: the stately dining room off the kitchen, with original leaded-glass window and woodwork, leads into the living room with a view of the street. The corner fireplace in this room

allows for an open design plan with this unique feature as the focal point.

The front door opens from a welcoming porch to original tile floor and the stairway to the second floor. From this foyer one can access the kitchen from a pass-through closet lined with original coat hooks, completing the easy flow mentioned above. Before we leave the first floor, of additional note is a small room off the dining room which looks out over the backyard and would make a lovely office or hobby room.

One of the best features of 69 Colgate Street is the fully-fenced backyard, accessible from the kitchen. Complete with deck, it's a large grassy space that is both family and pet friendly!

The home boasts one full bathroom, a hallway linen closet, and three bedrooms, all located on the second floor. These rooms are bright with natural light, each has its own closet, and one opens onto a serene sleeping porch overlooking the green backyard and beyond. There is an unfinished, walk-up attic, also with lots of natural light, for storage or expansion, and an unfinished basement with more storage options.

Contact Amy Merrill of Keller Williams Realty about this home, listed at \$69,900, at 585-662-3363.

by Mindy MacLaren

Mindy is a Landmark Society member and volunteer, and lives in Penfield.