

A cooperative effort of City Newspaper and RochesterCityLiving, a program of the Landmark Society.



Tudor by the Park

34 Navarre Road

Looking for a house to call home? The Tudor Revival at 34 Navarre Road is calling your name. With a special attention to architectural details, unpainted woodwork throughout that gives each room a cozy yet dignified feel, and sensitively incorporated modern updates, 34 Navarre strikes the balance between old and new. Plus, the location offers great neighbors with an amazing sense of community and proximity to an Olmsted-designed park and the El Camino Trail, both less than a block away.

If the welcoming, tree-lined street doesn't immediately convince you, the exterior of this 1,774 square foot home will. It offers all the cottagey charm of a typical Tudor with its stucco exterior, intersecting rooflines, shutters, and leaded glass windows. The front door opens to a tiled entryway with coat closet. Immediately ahead is the staircase, with original unpainted banister. This space can be closed off from the living room with a delightfully subtle leaded glass pocket door.

Should you choose to proceed to the living room, you'll be greeted by an abundance of warm, dark woodwork. From the crown molding, to the doors (with original glass knobs!), archways, baseboards, and windows, it's all unpainted and gorgeous. A bank of leaded glass windows lights the large living room. A brick fireplace with wood mantel and leaded glass bookcase provides a wonderful spot to gather with family.

A leaded glass door leads to the sunroom on the side of the house. With a door leading out to the deck and backyard, this space could

serve as a functional mudroom, a home office, a kid's playroom, a cozy reading room or some mix of all of the above!

A large archway from the living room opens to the dining room, which boasts a large bay window as well as applied decorative moldings on the walls. The kitchen is fully updated with new cabinets, white marble countertops, and subway tile backsplash. Off the hallway that leads back to the front of the house is an updated powder room—a nice bonus in an early 20th century home.

Upstairs are three bedrooms and the full bath. The bathroom still retains the historic subway tile but has been updated with a modern vanity. The attic is spacious and wide open.

Outside, you'll find a fully fenced backyard with a deck, patio, and mature plantings, including witch hazel and lilacs, as well as a two-car garage.

With all its modern amenities and historic character, the asking price of \$154,900 is a great deal for this property. The current owners have clearly loved the home and have taken great care in maintaining its historic details while providing quality updates. To learn more about 34 Navarre Rd. contact Judy Allen with Nothnagle Realtors at 585-733-4839.

by Caitlin Meives

Caitlin is the Preservation Planner at The Landmark Society and a proud city homeowner in the Park Ave . neighborhood.