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Surprising Space on the Hill

86 Winton Road South

On paper, the square footage of a house can be deceiving. A poorly-placed wall or odd layout can make a spacious house seem small, even constricting, while wide entryways and large windows can make a smaller house seem like a veritable castle in comparison. The powder blue house at 86 Winton Road is a perfect example of this phenomenon. At 1,500 square feet, it's an average size but when you venture through the door, this home tells a much different story.

This 1930 American Foursquare features ample off-street parking, with a long driveway leading to a two-car garage with plenty of room for the requisite accoutrements needed to care for the yard, which takes up a good portion of the 0.16 acre lot.

A covered back porch provides a welcoming everyday entry into the eat-in kitchen area at the back of the house. The layout of this bright room offers plenty of well-maintained square footage to create a custom space. Plus, it has the added bonus of a spacious butler's pantry, featuring handsome original glass cabinet doors, where a homeowner could display the family china.

The focal point of the dining room is a large bay window, which lights up the original hardwood floors and ornate molding. Of note is the well-preserved wood heat register that blends seamlessly with the rest of the floor. The long rectangular shape of this room offers an open, spacious feel that would function perfectly for big family dinners and entertaining.

The original floors and molding continue into the large living room, which spans the entire front of the house. The layout of the home makes this space feel much larger than its actual square footage, and it is easy to picture yourself entertaining friends and family. This is especially impressive, as part of the room was recently claimed for the addition of a first-floor powder room. An attached, charming front entryway leads out to the massive front porch, where you can welcome special guests. It all fits together well to create a sensible, yet spacious, living space.

Accessible via the living room, the staircase leads to an ample second-floor landing, which gives access to four nicely proportioned bedrooms and a full bath. The bedrooms each boast plenty of closet space, and the smallest, squarest bedroom would be a great fit for a home office set-up. This home also features a huge attic space and basement that offer all the clean, dry storage space one could possibly need, as well as the potential for additional living space.

Conveniently located near Cobb's Hill Park and I-490, with many amenities within walking distance, 86 Winton Road is listed at \$125,000. Tours can be arranged by contacting John McEntee of RE/MAX Plus at 585-481-2600.

by Peter Smith
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