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Look no further than Luella

34 Luella St

When a house exudes warmth, it quickly becomes a home. Such is the case of 34 Luella St. in Rochester. The North Winton Village neighborhood is home to a wonderful cross-section of homeowners, ranging from first time buyers to families who've raised their families and opt not to leave the friendly surroundings. Lots of city neighborhood amenities are within walking distance on Winton Rd., including the Winton Branch Library and plenty of dining options and stores. Close to anything and easily accessible to everything, each street has its own personality and isn't limited just to family living. This particular property is situated on a small, quiet street. It's easy to see that surrounding homes take pride in their neighborhood.

Rich, mahogany colored quartersawn oak floors throughout the first floor welcome guests and set the tone upon entry through leaded glass doors. Recently refinished, the "tiger-oak" effect is reminiscent of Eastman-style flooring in the area. Gumwood trim with picture trim molding surround the bay window in the living room, which is balanced by a non-working, whitewashed fireplace across the room. Off the living room through leaded glass French doors is a sun room with four-over-four leaded glass windows. The seven windows in the room give more than ample light during the day. The Tiffany-styled light fixture illuminates after dusk. The sunroom

has a built-in daybed with ample concealed storage underneath, making the whole room a perfect, relaxing environment year round.

The full sized dining room has a pass through window to the kitchen, which resides in the center of the home. The kitchen itself is cozy yet spacious enough to allow even the most inventive chef to be creative. Off the kitchen looms the surprise of the house – a large family room addition with vaulted ceilings and skylights. Similar to the dining room, there is a pass through window from kitchen to family room to support family or party get-togethers. The family room has a full bath immediately off it, featuring floor to ceiling half inch cobalt blue tile. Off the family room are sliding glass doors leading to a large deck, landscaped for privacy.

The gumwood trim and natural wood floors flow to the upstairs, which features three average size bedrooms, a large central bathroom (with historic tile floor and subway tiled walls), and even a well-concealed laundry chute. Ceiling fans circulate air through all bedrooms.

34 Luella St. has 1,638 square feet and is listed at \$129,900. Interested buyers may contact Nick Perlet at Nothnagle Realtors at 585-461-6367 to view this handsome Tudor Revival style home.

by David Owens

David is a Landmark Society volunteer.

