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Cozy Cottage on Caroline

544 Caroline Street

Imagine for a moment those evenings when you really, really don't want to prepare dinner. And you really, really don't want to get in the car to go somewhere. What better place to live than at the cusp of the South Wedge and Swillburg neighborhoods? Steps away from Rooney's, a very short walk to the ethnic restaurants of South Clinton Avenue, the Highland Park Diner, the cozy bars of South Avenue. And, later, a half block to the Cinema Theatre for a double-feature.

For those lazy nights, and for many other reasons, 544 Caroline Street is a house whose time has come. Built in 1890 as a worker's cottage, this 1,000 square foot house survived periods of abuse to be reborn as a delightful starter home. One of a row of mostly well-kept homes on a quiet one-way street, 544 sits close to the road with coveted off-street parking for two cars and a fenced backyard. Among the twisty-turny streets of the neighborhood, this end of Caroline is one of the most charming.

Follow the brick path past the cherry tree to the canopied front door (with ornate brackets attesting to its pedigree) and enter directly to the spacious living room with its built-in corner cupboard. It is immediately apparent that a full rehab has taken place, resulting in all new wood flooring throughout, many new windows, new furnace, hot water heater and appliances, and new roof. Light blue-gray paint with white trim unifies the first floor. This 1.5 story house is in move-in condition.

Listed as a three bedroom house, it is perhaps more fun to imagine it as a one-bedroom that enjoys a large dressing room and first-floor den. A brand new kitchen is at the center, with minimal storage but a gas stove and room for a table and additional shelving. Exposed brick complements butcher-block style counters and white subway tile backsplash. Here, a vaulted ceiling opens to the second floor, giving the illusion of a much larger space. And, hopefully, warm air rises.

A den/bedroom follows with a tall, sloping ceiling and a closet, plus a convenient door to the backyard. Between kitchen and den lies the full bath with pedestal sink, marble tile floor, subway tile and clawfoot tub. A sliding barn door maximizes the space.

Upstairs are two charming spaces under the eaves, with recessed shelving in between. Original casement windows provide ample light on two sides, with a third side overlooking the kitchen below.

The laundry is in the basement, with new washer and dryer and a utility sink.

The house sits on 0.05 acres, and is listed for \$99,900 through Tina Zwetsch of Nothnagle Realtors, 585-347-1853 or tzwetsch@nothnagle.com.

by Elizabeth M. Teall

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