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Enjoying Highland Park Living

134 Gregory Hill Road

While the perks of owning a home in the Highland Park neighborhood may not be our city's best kept secret, the area can be an overlooked gem that boasts unique architecture, lovely topography, and a dynamite, central location. As luck would have it, the inviting, classic white Colonial Revival home at 134 Gregory Hill Road is right in the middle of it all and offers unique features to welcome you home.

Charming Gregory Hill Road, which is terraced into the slowly rising slope of Highland Hill, is a perfect home base to explore the area. A short walk in any direction leads to some of the great treasures the city of Rochester offers residents. From the contours and trails of Highland Park, to the quiet solitude of Mt. Hope Cemetery, and the bustling commercial corridors of the South Wedge; every day in this neighborhood has something new to offer.

Built in 1925, the home's ambiance welcomes visitors immediately upon entering through the front door and makes it easy to imagine entertaining friends and family both inside and out. After passing through the tiled foyer, the large living room is highlighted by a massive bay window. Built-in bookcases (awaiting your collection of novels and knick-knacks) frame this window and complement the fireplace mantel. An original, glass-paned door next to the fireplace leads to a bright side-porch with a powder room and access to an outdoor brick patio.

The dining room features hardwood floors and molding that extend throughout the living

spaces in the rest of the home. It also hosts chair-rail molding and a built-in corner hutch that can be used to display any manner of curios. The kitchen is easily accessed off the dining room and is ready for its square footage to be reimagined into a premier highlight of this home.

A wide staircase leads upstairs to three well-proportioned bedrooms and a full bath. The master bedroom is spacious and bright, thanks to three large windows welcoming in the sunshine, and features his and hers closets.

The backyard slopes gently down to the detached garage and offers plenty of room for gardens and outdoor entertaining. While looking at the home from Gregory Hill Road, one might notice something missing: this home does not have a traditional driveway entrance at the front of the lot. Instead, car access to a one-car garage is provided via a private alleyway shared by the homes on Gregory Hill Road and adjacent Rockingham Street. This truly unique feature is another example of the distinctive personality of the neighborhood that draws people from all walks of life.

134 Gregory Hill Road offers approximately 1,672 square feet of living space, plus plenty of attic and basement storage space, and is listed at \$159,900. Contact Karen Gramo of Empire Realty Group at 585-347-4900 for more information.

by Peter Smith

Peter Smith lives and works in Rochester and is a Landmark Society volunteer.