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Meticulous Restoration, Superb Location

9 Menlo Place

A short walk to Highland Park's Lilac Festival, College Town and the University of Rochester, South Wedge eateries and shops, and the region's famous bike paths and trail systems, this 2,800 square foot stunning Victorian-era home at 9 Menlo Place boasts beautifully preserved architecture in a historic neighborhood with easy access to the year-round activities and events for which Rochester is well known.

Owned and lovingly preserved for over 100 years by several generations of the same family, the home features gleaming hardwood floors throughout, a grand foyer opening into the parlor with original fireplace, and pocket doors from the parlor into the dining room, with a large bay window and box seat. The ample butler's pantry shows beautifully with its original glass-faced cabinets and hardware, leading into the spacious kitchen, renovated in 2007, yet retaining a piece of history with its one exposed brick wall. An unexpected bonus is a four season sun room located directly adjacent to the kitchen, providing a generous alternative for a breakfast area, or possible use as an office or child's playroom.

An original wooden hand-crafted staircase leads to the second floor, also accessible from a servant's staircase near the kitchen. Two landings, each with large original stained and leaded glass windows, brighten the ascent, where the 10 x 15 foot second floor landing leads to four of the home's five bedrooms. An

abundance of natural light in all the bedrooms creates a spacious feeling on this, the second of three floors. A fully updated bathroom on this floor is in keeping with period detail.

Anyone seeking a quiet, spacious master bedroom retreat will find it on the third floor of this home. Glistening hardwood floors and a full bathroom set the stage for any number of ways to best utilize this great space. Privacy and accessibility create an ideal setting for creative use of this 500 square foot area with several gabled dormer windows. French doors set off a space that could be used in any number of ways, from an exercise room, to an artist's studio, to a nursery, or a reading room. The options are all here!

Additional features include a sizeable mud room, a detached garage close to the sun room, and a new furnace. The Menlo Place Block Club offers old-fashioned neighborliness and opportunities for making connections and joining in activities year round. With an asking price of \$229,900, 9 Menlo Place is the place to be! For more information about this lovingly restored Highland Park neighborhood home, contact Carmen Lonardo of RE/MAX Realty at 233-4119.

by Marian Moskow

Marian is a Landmark Society volunteer and works as a health project coordinator at the University of Rochester School of Nursing.

