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Character and Convenience

40 Norfolk Street

The tidy, compact exterior of the home at 40 Norfolk Street, surrounded by a weeping cherry tree, Japanese maple, and rhododendrons, has excellent curb appeal. A precursor to the sprawling Ranch homes of the 1950s and 60s, this one-and-a-half story home is more spacious than it appears from the outside and boasts plenty of mid-century charm. With 1,364 square feet and an attached garage, it's a great starter home for a young family or professionals.

Outside, you'll find lovingly cared for landscaping, a small backyard with patio, a good-sized driveway, and an attached one-car garage, connected to the house with an enclosed breezeway. Inside, you'll find a surprising amount of living space, with four bedrooms, two full baths, an eat-in kitchen, and a spacious living room. The front door opens to a small entryway with original mid-century tile, the staircase, and the living room. The living room is filled with natural light from the large picture window and is both roomy and cozy. The kitchen at the back of the house features original cabinetry and a fabulous mid-century tile backsplash. The three-season breezeway off the kitchen leads to the garage and backyard patio. Down the hall, the full bathroom also has period tile, which any mid-century modern fan will drool over. Two bedrooms, one of which was converted from

the dining room and could easily be converted back, round out the first floor.

Upstairs is the second full bath, which has been completely updated, a third good-sized bedroom, and another room that could be used as a bedroom, den, or office space. This room is a real treasure, featuring mid-century knotty pine paneling throughout.

40 Norfolk St. is located in the Upper Mount Hope neighborhood, just a block from Strong Memorial Hospital and within convenient walking distance to College Town and the University of Rochester. The Frederick Law Olmsted-designed Genesee Valley Park, which connects to the Genesee Riverway Trail, the Lehigh Valley Trail, and the Erie Canalway Heritage Trail, is an amazing asset to have right at your fingertips and provides for convenient bike commuting to downtown or RIT.

Listed at an asking price of \$179,900, 40 Norfolk St. is a great value and, with its convenient location and mid-century charm, would be a lovely place to call home. For more information, contact Susan Ververs of Nothnagle Realtors at 585-503-9032.

by Caitlin Meives

Caitlin is the Preservation Planner at The Landmark Society.