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Bright bungalow

815 Woodbine Avenue

The 1930s bungalow at 815 Woodbine Ave. sits on a double lot that's configured in a most unusual way. Instead of sitting smack dab in the middle of the lot, the house is sited 100 feet from the street, providing rare seclusion and quietude. A giant weeping tree in front adds to the sense of privacy. A kitchen garden holds garlic and berries. The long driveway leads to a very handsome two-car garage (yes, handsome; that is possible in a garage) with barn doors and loft storage.

The historic 19th Ward is home to early 20th century houses large and small. This home packs a lot of living space into 1,224 square feet. A large three-season porch with classic tongue-and-groove ceiling leads to the generous living-dining room. Tall windows line the entire east side, making it feel even larger. Hardwood floors, oak doors, natural trim and moldings, and glass doorknobs unify the first floor. The dining end of the room is steps from the kitchen and features unusual built-in wood cabinets and a ceiling fan. The living room end is a flexible space for entertaining or just relaxing at home. The kitchen is galley-style, with a lot of storage in newly-painted cabinets.

This is a three-bedroom house, two of which are on the first floor. One opens from the living room and would make a great office or family room. The other is adjacent to the full bath. Both are good sized and feature large windows. Closet space is at a premium, but that can be remedied easily. The bathroom

includes a jetted tub, pedestal sink, new tile floor and a creative shower curtain rod made of copper tubing.

The second floor of this bungalow offers a large landing area that will make a lovely sitting area or walk-in closet. The bedroom is larger still and, despite the sloping roofline, makes even the tallest person comfortable. This can be a delightful master suite. And under the eaves is plenty of additional storage space.

Speaking of storage, the full basement is dry and bright, with separate rooms for workshop, laundry and shelving. The gas heat is hot water, with radiators throughout, a classic and very effective way to heat a home.

Back outside, the garden includes many perennials, a lilac tree, and a Japanese maple. The parking area is extra generous, including a turn-around. A concrete pathway leads to the street, where you are a short walk from Brooks Landing restaurants and the Genesee River, and a short bike ride to the University of Rochester River Campus and the UR Medical Center.

Rome Celli of Re/Max Realty Group lists the house for \$84,900. Call 585-756-7425 for a tour.

by Elizabeth Teall

Elizabeth is a Landmark Society volunteer.