



Resolutely yours

129 Resolute Street

An affordable, quality home with charm and character. For many, this encapsulates the American dream. If you're a first-time homebuyer looking to break into the market, the property at 129 Resolute Street in the 14621 neighborhood could be an excellent opportunity for you. Connecting Clinton and Seneca Avenues and just a block from Route 104, the location provides easy access to thoroughfares that can quickly get you downtown or to either side of the city. The Genesee River gorge, Seneca Park, and the commercial amenities on Ridge Road are also nearby.

The house itself is a classic 1920s Rochester home, with an inviting front porch and historic details like hardwood floors, original wood moldings, wood doors with glass knobs, and a sensible, efficient layout. With 1,248 square feet and three bedrooms, there's plenty of space for a young family to grow.

On the first floor, the front door opens to a small hallway, which leads back to the kitchen and to the living room on the left. The staircase, with its original newel post and hardwood floors, is straight ahead. A leaded glass window lights the stairway. Leaded glass French doors separate the hall from the living room, which also has a brick fireplace with wooden mantle and is flanked by two spaces that at one time were bookcases. With a good carpenter, this shelving could be restored.

The formal dining room, with a bank of windows and a leaded glass window above the buffet, leads to the fully updated kitchen. Here you'll find a tiled floor, new cabinets, new appliances, a tile backsplash, and laminate countertops. The partially finished basement, which has a bonus full bath, can be accessed from the central hallway.

Upstairs are three bedrooms, two of which retain their original hardwood floors (the third likely has hardwoods hiding underneath the carpeting). All three have their original, unpainted wood doors with glass knobs and wood moldings. The full bath is spacious with updated fixtures. Access to the unfinished attic is through one of the bedrooms.

Outside are a single car garage and a reasonably sized backyard for a city lot. There's lots of potential here for a patio, gardening, and generally putting your own stamp on the place. There's room for polishing and improvements on the inside of the home as well as you make it your own but it appears to generally be in good shape, with some nice intact historic features.

129 Resolute St. is listed at \$69,900. Contact James W. Sawers with Nothnagle Realtors to arrange a showing.

by Caitlin Meives

Caitlin is the Preservation Planner at The Landmark Society.