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Home and garden dreams

18 Sibley Place

Many of us can recall a pleasant spring day spent in the city, strolling down the idyllic streets of the Park Avenue neighborhood as the sun shines and wind rustles the leafy trees. You happen to admire one of the immaculately restored historic homes as you walk by, thinking to yourself, "I would love to live in a place like that!" A fine dream, but what are the chances a place like that would ever come on the market? Well, every now and again that dream comes true, and that is certainly the case with the stately home at 18 Sibley Place.

Standing tall among a diverse array of architectural styles on a quiet cul-de-sac, this massive Colonial Revival foursquare built in 1904 has been lovingly restored to its full glory. On the outside, this is immediately apparent via the appealing, traditional color scheme and welcoming, open front porch.

Upon entering the original front door, the full grandeur of the house is striking. The fully restored hardwood floors are gleaming and seem to stretch for miles, matching well with the dark dentil molding and accents. Meticulously restored stained glass and leaded glass windows sparkle like the day they were first installed.

The enormous living room provides endless possibilities for furnishings of all sizes, and is the perfect space for parties and entertaining. The adjoining dining room boasts two unique features: a large three-pane bay window with leaded glass accents, and a custom built-in two-way buffet, also with leaded glass accents.

The kitchen has been remodeled into a gourmet space with granite countertops, stainless steel appliances, and walls of windows. A large butler's pantry gives access to a powder room and the re-imagined backyard. A massive deck leads to an intricate garden that offers peace and solace amid the hustle and bustle of the city.

The main staircase with hand-made banister in the front entryway leads up to the second floor. A wide, spacious hallway opens to four bedrooms (one includes a fireplace) and two full bathrooms, one of which is a Jack and Jill bathroom, accessed from two bedrooms.

An incredible bonus is the fully functional apartment suite on the third floor. It includes two bedrooms, a full bathroom, and kitchenette. Even in this separate space, great care was taken to preserve and highlight the quirks and personality that have endured over the years. The roof angles have been cleverly used to create comfortable nooks, and built-in drawers repurposed for extra storage. It all comes together into a welcoming and warm living area.

18 Sibley Place offers approximately 3,889 square feet of living space, plus plenty of basement storage space, and is listed at \$364,900. Contact Leif Mermagen of Nothnagle Realtors at 585-248-1072 for more information.

by Peter Smith

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