



Shady in Charlotte

68 Holcroft Road West

If someone asked you to close your eyes and picture Lake Avenue, you might conjure up images of grand houses and the Maplewood Rose Garden. Or you might recall sunny days and playing volleyball at the beach. But tucked away between the far ends of one of Rochester's earliest and most important thoroughfares, is a quaint community of close-knit neighbors and well cared for homes representing a variety of mid-century architectural styles.

Located in Charlotte between Holy Sepulchre and Turning Point Park, Holcroft Road West is a sunny cul-de-sac that culminates in a 1953 ranch home nestled into a secluded, wooded lot. This freshly painted home is surrounded by old-growth trees and bordered to the west by a lush green ravine. At 1,300 square feet, the home provides more living space than the average ranch—while still offering the accessibility and open floor plan that empty nesters and first-time homebuyers will appreciate.

The home's spacious living room is perfect for entertaining guests. Sunshine streams through glass panels in the original, mid-century front door and a large bow window that serves as the focal point of the room. Adjacent to the living room is a sizable home office area featuring custom wood cabinetry and a generous workspace.

The kitchen at 68 Holcroft is true to the period with vintage white cupboards, a practical breakfast peninsula, and a stunning antique Florence double stove. However, if the new

owners prefer a more modern kitchen, the area is easily large enough to accommodate a 21st century renovation. The kitchen also provides access to a screened breezeway that opens up to the wooded backyard. The yard has a small patio (that could readily be upgraded with the addition of a large deck), an outside storage space—and frequent visits from local deer who frequently graze near the shaded wood line.

After a day of relaxing in the spacious yard, the new owners can retire to one of the home's three bedrooms, all of which retain their original hardwood floors. Each room provides views of the surrounding nature and substantial closet space. The hallway that connects the bedrooms also boasts hardwood floors along with a built-in linen closet. The bathroom features a shower, bath, and a newer vanity.

The home has a one-car garage off the breezeway and a paved driveway. The basement houses the washer and dryer, an open half bath, and has potential for additional living and storage space.

A unique home in a peaceful residential neighborhood, 68 Holcroft Road West has recently been reduced to \$84,900—including all appliances. To learn more about 68 Holcroft Road West or to schedule a visit, contact Doug Forken of Nothnagle Realtors at 585-698-2056.

by Lisa Feinstein

Lisa is Vice President for Institutional Advancement at The Strong and an avid fan of historic architecture and neighborhoods.