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Classic Curb Appeal

147 Rockview Terrace

If you're a family or young professional looking for a quality, affordable historic home with great curb appeal, look no further than 147 Rockview Terrace in the Lyell-Otis neighborhood. Listed at a very attractive \$64,900 and offering 1,152 square feet of living space with plenty of original detailing intact, you stand to get a lot of bang for your buck.

A large, full width front porch with a bead board ceiling sets the tone right off the bat. It's a perfect spot to make your summer living room and enjoy morning coffee, a lazy weekend afternoon nap, an evening's dinner and drinks, or just to watch the neighborhood go by. From the porch, you step into a tiled entry. Straight ahead are the stairs and a coat closet. (Interesting side note: the coat closet also happens to contain the laundry chute and connects up to the kitchen at the rear of the house). To the right is the living room. All around you are unpainted original wood doors and unpainted woodwork. The original hardwood floors are present throughout most of the home.

The living room can be closed off from the entryway with a leaded glass door. Large front windows offer lots of natural light. The living room opens to the dining room, which in turn leads to a spacious kitchen. Depending on your perspective, the kitchen is either a blank slate for your own modern updating or a retro mid-century

modern time capsule not to be tampered with. Either way, it offers loads of space and access to the basement stairs and side driveway entrance.

Upstairs are three bedrooms, all with closets, unpainted woodwork, doors and original hardwood floors. A spacious hallway bathroom could be updated to your own tastes. The unfinished attic provides plenty of room for storage or potential for expansion for a growing family.

Outside you can enjoy gardening or relaxing in a modestly sized backyard. The front yard boasts a lovely Japanese maple. The property also has a one-car garage and a brand new roof. Both the exterior and interior have clearly been well maintained over the years. Within easy walking distance are the commercial amenities of Lyell Ave. Visit the Lyell-Otis Neighborhood Association website (www.lyellotis.com) to learn more about the neighborhood. To schedule a visit to 147 Rockview Terrace, contact realtor Angela Penkin of RE/MAX Plus at 585-746-2897.

by Caitlin Meives

Caitlin is a proud city resident and the Preservation Planner at The Landmark Society of Western New York.