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A Captivating Cobbs Hill Tudor

324 San Gabriel Drive

Cobbs Hill is one of Rochester's most picturesque neighborhoods. Wedged between the town of Brighton to the south and Park Avenue to the west, the neighborhood's parks and green space overflow with natural beauty while its beautiful houses exude architectural beauty. The neighborhood's streets are lined with houses of many styles, but the Tudor is one of its most popular. With its stucco exterior, arched openings, and embellished entrance, the house at 324 San Gabriel Drive is a classic example of the Tudor style.

Located on one of the neighborhood's loveliest streets, the front of this 1930 Tudor is framed by mature trees and foundation plantings. Follow the flagstone walk for a warm welcome into the vestibule. From the French door that opens into the foyer, you immediately notice the original details that abound in this charming house—pegged oak floors, 10-panel doors, ornate light fixtures, and an unusual stucco wall treatment.

While the spacious living room is a gracious entertaining space, a wood-burning fireplace makes it a cozy spot to spend a winter evening. For warm summer days a shady screened porch opens from the living room. In the equally spacious dining room, sunny casement windows, a built-in corner cabinet, and decorative wainscoting make it a great place for elegant dinner parties as well as informal family dinners. The efficient kitchen

retains its original cabinets but boasts modern appliances. A quaint broom closet now serving as a pantry and a powder room with its original tile completes the first floor. A back door leads to the attached two-car garage—an unusual feature for a 1930s house.

The foyer's grand staircase leads to the second floor. The master bedroom, a deep shade of blue that works well with the hardwood floors, an en-suite bath with original tile, and a walk-in closet complete the master. The two smaller bedrooms currently serve as an office and a den. The hall bath also has original tile. A stairway leads to the finished third floor that could be used as a fourth bedroom. The house's laundry and mechanics are in the basement, and outside the partially fenced backyard is lush with more mature shrubs and trees.

This captivating Tudor is surrounded by the natural beauty of Washington Grove, the "forest in the city," and Cobbs Hill Park. The shops and restaurants of Park Avenue are within walking distance as are several houses of worship.

This 2,118 square foot house is listed at \$224,900 with taxes of \$7,557. For a tour, call Roy Tompkins of RE/MAX Realty Group at 585-218-6803.

by Bonnie DeHollander
Bonnie is a Landmark Society volunteer.

