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## A home for sharing with privacy

### 42 Mapledale Street

Families evolve over time, growing, shrinking, and changing in sometimes unexpected ways. If your family isn't average, you may need a home that isn't average either. With its two kitchens and two bathrooms, 42 Mapledale Street might be just the right spot for living happily with an in-law or a returning adult child.

This week's property started out in 1929 as a single family home and was later reworked to include a kitchen and a bathroom on both floors. The most recent residents, a mother and her adult daughter, enjoyed their private space while staying close.

What haven't changed are the warm details that make this an inviting house for however you define your family. With a wide and welcoming front porch, original hardwood floors, and glowing, never-painted gumwood trim, 42 Mapledale Street already feels like home.

The front door opens to a small vestibule with stairs to the second floor straight ahead. A leaded glass door opens to the formal living room with its bay window and closet. A gumwood-trimmed opening invites you to the dining room, previously used as a bedroom. The kitchen, tiled bathroom, and spacious closet complete the first floor.

Off the kitchen is the access to the basement, a small pantry, and the door to the driveway. The basement has secure and bright glass block windows.

The second floor includes two bedrooms,

one previously used as a living room, a full kitchen, and a bathroom with pedestal sink, tub, and more storage. One bedroom enjoys a very large walk-in closet that includes the stairs to the unfinished attic. As is, the attic is ideal for storage or could be finished for additional flexible living space.

The house is heated with natural gas and has central air conditioning. The basement washer and dryer are included, as are most kitchen appliances on both floors (the upstairs refrigerator is negotiable). Outside, 42 Mapledale Street has a mostly fenced, private backyard with detached single-car garage and mature plantings. The sizable patio is ready for your summer furniture and barbeque.

Mapledale is a quiet, walkable street in the Homestead Heights neighborhood, in Rochester's northeast side. Historic businesses are close by. Fiorvanti Florist and Savoia Pastry Shop have served the area since the 1920s and the restored Donuts Delite, now part of the Salvatore's Pizza chain, is a well known Rochester landmark.

The home at 42 Mapledale Street has 1,160 square feet and is offered at \$85,000. For a tour of this unique property, contact Cindy Blair at Magellan Inc. Real Estate, 585-802-8022.

by Sandra Swanson

*Sandra is a Landmark Society volunteer and Secretary of the Browncroft Neighborhood Association.*