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## Opportunity on Versailles

### 287 Versailles Road

Situated on a quiet street that is lined with shade trees and family-owned houses, 287 Versailles Road has the potential to be an impressive home in a neighborhood that truly fosters a sense of community. Throughout the day, neighbors can be seen walking down the street and greeting each other. Just one block from the Irondequoit town line, there are many walkable destinations near Versailles Road. One of the most popular destinations is the Olmsted-designed Seneca Park and the Seneca Park Zoo, both just a short walk away.

Like its neighboring homes, this 1,300 square foot Colonial was built in the 1920s. While the windows have been updated, 287 Versailles retains its original clapboard siding along with several other historic features such as leaded glass windows in the living and dining rooms and charming wood trim throughout the house.

The first floor consists of the kitchen, the living room, and a dining area. Once refreshed, a decorative fireplace in the living room has the potential to be a charming focal point—and a would-be buyer is very likely to find the original hardwood floors beneath the current carpeting. Adjacent to the well-lit living room is an enclosed sun porch. This space could be used as a sunny office, a cozy playroom, or even an extra guest room.

The second floor houses three good-sized bedrooms, each with ample closet space and

windows that allow sunlight to fill the second floor. The bathroom features a full bath/shower and enough square footage for a new owner to update or restore the bathroom. The third-floor attic is spacious and untouched. A buyer with vision and commitment could transform the wide-open attic into a stunning master bedroom or loft space.

Like other houses on the block, this home's backyard is grassy—shaded by old-growth trees. The yard is fully fenced, providing privacy and the opportunity to let your pets enjoy the outdoors. The yard also features a newer storage shed and access to the one-car garage.

This home comes with kitchen appliances and a washer and dryer. The home has a central air conditioning system and forced-air heat. The basement provides additional storage space and has plumbing to accommodate a simple half-bath, which could be readily updated.

A home with much potential, 287 Versailles Road is listed at \$88,900. To learn more about 287 Versailles Road or to schedule a visit, contact Jim Flammia of Nothnagle Realtors at 585-347-1823.

by Lisa Feinstein

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