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Close to the Action in Charlotte

17 Pollard Avenue

The long thin finger of the City of Rochester has always pointed north, following the Genesee River, to our great and defining natural resource: Lake Ontario. As a result, some truly unique neighborhoods and homes have sprouted up along the River's course. The outlying streets of the Charlotte neighborhood are no exception. These small roadways, nestled between the Town of Greece and the River gorge itself, reflect varying architectural trends from varying times as the land slowly filled with homes over the years. The cozy bungalow at 17 Pollard Avenue stands out amongst various period homes with true 1920s style.

This 1925-built home invites you in with a well preserved full length front porch. The spacious and open first floor layout becomes apparent as soon as you walk through the original wood-and-glass front door. To the left, through a large opening framed by hardwood pillars, is the living room. Abundant light flows in through the windows to highlight the well preserved hardwood trim and auburn walls. The space flows seamlessly into the dining room, which can easily accommodate a large dining table and features a recessed ceiling fan. These rooms offer the perfect layout for an evening of entertaining friends or family.

The kitchen continues the spacious theme and features a new, well-chosen tile floor. As is, the room is a fully functional modern kitchen, with plenty of cabinet space and quality appliances. However, this kitchen offers additional square footage to bring your dream

kitchen to life, making this room something that could define the entire home.

There are three equal-sized bedrooms on the second floor that provide plenty of comfortable space. Each room maintains the natural wood trim prevalent throughout the house as well as substantial closets. The front bedroom opens up to a classic Craftsman style second floor balcony, with room for a couple of chairs on which to sit and enjoy the sunset over the Lake. The second floor also features a large, full bathroom with stand-up shower.

Additional storage is available in the spacious full attic and the partially finished basement. Both spaces are clean areas that are large enough for even the biggest thing you can't bear to part with.

This home's location, adjacent to Lake Avenue but tucked back on a side street, also has its benefits. You can turn your interests south, towards the sights and scenes our city offers; or you can take a brief jaunt to the north, where the beaches, bars, and restaurants of Charlotte reside. Adjacent expressway access also allows for easy travel to the areas bordering the city.

17 Pollard Ave. offers approximately 1,560 square feet of living space awaiting your finishing touches and is listed at \$89,900.

Tours can be arranged by contacting Colleen Burke Realty at 585-261-0954.

by Peter Smith

Peter lives and works in Rochester and is a Landmark Society volunteer.

