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Easy Living on Edgerton

218 Edgerton Street

Savor the welcoming Park Avenue neighborhood in this spacious English Tudor style home, ready for new owners. Dry your mittens and scarves on the toasty warm radiators this winter while you relax in front of the two working fireplaces. Built in 1922, the most recent residents have lived in this house since 1970, raised four children, and cared for it well. During their stay, they made several upgrades, including a fully updated kitchen, while retaining the home's original, comforting charm.

A dramatic brick porch greets you as you approach the house. As you enter, notice the spacious foyer and large coat closet with original hat hooks. Original oak floors enhance the large, bright living room with its warm, working fireplace, natural light and wall-spanning built-in bookcase.

Opening the glass-paned pocket door, enter the spacious dining room and relax on the bay window seat. Imagine dinner illuminated by the original brass light fixture. Dark lustrous wood draws one to the large walk-in pantry full of cabinets, many with glass doors. Under-cabinet lighting brings attention to the kitchen's brand new cherry cabinets, countertops, wood floor and stainless steel dishwasher. All appliances are included with the house.

For ease in entertaining, the house features a covered back porch and fenced in yard as well as an inside generous linen pantry for your tablecloths and other dining necessities.

Ascending either staircase brings you to four large bedrooms and two full bathrooms,

including an enormous suite complete with fireplace, his and her closets and master bathroom. This full bath includes a good-sized shower with original tile floor and marble entry, updated walls and plumbing. The main bathroom features a deep clawfoot tub, original mirrored medicine cabinet and updated plumbing. Another bedroom leads to a west-facing enclosed sleeping porch where you can delight in watching the sunset.

The third floor offers a fifth bedroom, additional full bath and many large storage areas.

Other desirable features of the house are its "just inside the back door" powder room, great when working in the backyard, and the lovely freshly painted half timber and stucco exterior.

Located two blocks from Park Avenue, 218 Edgerton is close to the amenities of the neighborhood including restaurants, businesses, coffee shops, and just far enough away to be a quiet neighborhood. Idyllic Francis Parker Elementary School is just down the street. The Park Avenue neighborhood is accessible by foot, bike, many bus routes and just a few blocks from Interstate 490.

Elizabeth McKane of RE/MAX Realty Group lists the 2,582 square foot property for \$229,000. She can be reached at (585) 259-8460.

by Robert E. Crumrine
Bob is a Landmark Society volunteer and Park Avenue area resident.

