

MLS#: **R1582041** **Single Family Residential** A-Active
66 Martinot Ave List Price: **\$149,900**
County: **Monroe** Zip: **14609** Acres: **0.18**
Town/City: **Rochester** Pstl City: **New York** Cross St: **Clifford**
Area #: **Rochester City-261400**

Subdivision: **Bonsonhurst** Lot Front: **80**
TxMap#: **261400-107-320-0001-036-001-0000** Lot Depth: **100**
City Nghbrhd: **Homestead Heights** Lot Shape: **Rectangular**
School Dist: **Rochester** Lot #: **36**
High School: SqFt [PubRec]: **1,453 []**
Middle School: AboveGrade Sq: **[]**
Elem School: SqFtSource: **Public Records**
Year Built: **1910**
Yr Blt Desc: **Existing**
Photo: **28**

General Information

Style of Res: Old Style	Full Baths: 1	Bedrooms: 3	Beds	Full	Half
Built By:	Half Baths: 0	Total Rooms: 6	1st Flr: 0	0	0
Stories: 2.5	Tot Baths: 1.0	# Beds/Sept:	2nd Flr: 3	1	0
Exter Constr: Aluminum/Steel, Vinyl			3rd Flr: 0	0	0
Driveway: Blacktop, Parking Area			4th Flr: 0	0	0
Garage: 1.5/Detached			Bsmnt: 0	0	0
Lot Info: Near Bus Line, Neighborhood Street		Roof Descr: Asphalt	Total: 3	1	0
Attic: Finished, Walk-in		Foundation: Block			
Basement: Full					
Waterfront: No	Footage:	Riparian Rgts? No			
Name:	Island Name:				
Water Related Features:					

Public Remarks: **BACK on Market. If you like a classic Rochester homes, with hardwood floors, fantastic mechanics and the smell of vanilla coming from the next door bakery, this one's for you! Centrally located and close to everything, you'll love this home that's light and bright and ready for you to make it yours! The enclosed front porch welcomes you and is your window to a charming neighborhood. Inside, an inviting living room-dining room combination is perfect for everyday living as well as large crowds with updated thermal windows and hardwood floors throughout. An efficient kitchen has plenty of storage space and solid plank floors. The second floor features 3 generous bedrooms and full bath. A walk-up attic space is finished and provide opportunity for additional living space. Enjoy the practical storage features of the detached garage and outdoor shed and driveway with ample parking. With newer mechanics, (Furnace 2021; Water Heater 2022; thermal windows), this one MOVE IN READY and only needs your personalization!**

Unbranded VT:
Aerial Drone Video:
Virtual Tour 3D:

Directions: **Conveniently located between Clifford and Rocket**

Interior & Exterior Features

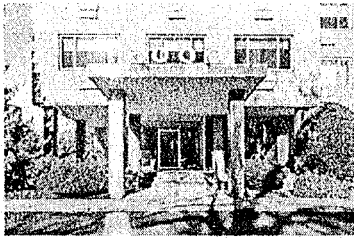
Add'l Rooms: Bonus Room, Laundry-Basement, Living Room, Porch - Enclosed	Total FP: 0	# Artificial: 0
Add'l Interior Features:		# Gas: 0
Add'l Exterior Features: Partially Fenced Yard		# Pellet: 0
Add'l Struct: Shed		# Wood Burning: 0
Kitch/Dining: Formal Dining Room, Living/Dining Combo		# Wood Stove: 0
Appliances: Cooktop - Electric, Dishwasher, Dryer, Refrigerator, Washer		# Coal: 0
Accessibility:		# Other: 0
Floor: Hardwood-Some, Vinyl-Some		# Freestanding: 0
		# Not Rep to Code: 0

Utilities Information

HVAC Type: Forced Air	Sewer: Sewer Connected
Heating Fuel: Gas	Water: Public Connected
Water Htr Fuel: Gas	ENERGY STAR®
	Qualified:
Emerg Backup:	Energy Eqpt: None
Type of Well: None	Well Location:

Financial Information

Possible Fin: Cash Only	Type of Sale: Estate, Normal	Town/Cnty Tax: \$1,068
1st Mtg Bal: \$0	Equity: \$149,900.00	City/Vil Tax: \$2,461
2nd Mrt Bal: \$0		School Tax: \$3,529
Tax Info:		Total Taxes: \$7,058
Assess Val: \$171,600	Annl Spc Assess: \$0	Lot Rent:
HOA Pay Desc: None		
HOA Fee:		
HOA Amen:		



MLS#: **R1574898** **Condo And Townhouse** A-Active
1000 East Ave # 105 List Price: **\$160,000**
 County: **Monroe** Zip: **14607** Acres:
 Town/City: **Rochester** Pstl City: **Rochester** Cross St: **Culver**
 Area #: **Rochester City-261400**
 Subdivision: **Scarborough House Condo** Lot Front: **0**
 TxMap#: **261400-122-370-0001-002-000-0105** Lot Depth: **0**
 City Nghbrhd: **East Avenue** Lot Shape: **Rectangular**
 School Dist: **Rochester** Lot #:
 High School: SqFt [PubRec]: **690 []**
 Middle School: AboveGrade Sq: **[]**
 Elem School: SqFtSource: **Assessor**
 Year Built: **1959**
 Yr Blt Desc: **Existing**
 # Photo: **33**

General Information

Type: **Condo-Apartment Style, Full Baths: 1** Bedrooms: **1** Beds Full Half
Condo-Townhouse 1st Flr: **1 1 0**
 Built By: Half Baths: **0** Total Rooms: **3** 2nd Flr: **0 0 0**
 Stories: **1.0** Tot Baths: **1.0** # Beds/Sept: 3rd Flr: **0 0 0**
 Unit Flr Plan: **One Level** 4th Flr: **0 0 0**
 Unit Location: **1st Floor, Center** Bsmnt: **0 0 0**
 Exter Constr: **Brick** Total: **1 1 0**
 Parking: **Open**
 Garage: **0.0/No Garage** Roof Descr: **Rubber Membrane**
 Lot Info: **Near Bus Line, Preservation District**
 Attic: **None**
 Basement: **Full**
 Waterfront: **No** Footage: Riparian Rgts? **No**
 Name: Island Name:
 Water Related Features:

Public Remarks: **1000 East Avenue, near Greek Church and Asbury church, George Eastman House. 1st floor, one bedroom, one bath, garden view, laundry and storage unit in basement. Freshly painted, updated kitchen and bath, includes all appliances. Association fee includes all exterior maintenance, garbage, water and heat! Low, Low Taxes \$2100**

Unbranded VT:
 Aerial Drone Video:
 Virtual Tour 3D:

Directions: **East Avenue past Culver, next to Greek Church, 1000 East Avenue, 5 story building**

Interior & Exterior Features

Add'l Rooms: **1st Floor Bedroom, Family Room, Great Room, Laundry-Basement** Total FP: **0** # Artificial: **0**
 Add'l Interior Features: **Circuit Breakers - Some, Copper Plumbing - Some, Drapes - Some,** # Gas: **0**
 Add'l Exterior Features: **Freestanding/Window AC, High-Speed Internet Available, Intercom** # Pellet: **0**
 Kitch/Dining: **Breakfast Bar, Breakfast Room, Kitchen/Family Room Combo, Pantry, Quartz Counter** # Wood Burning: **0**
 Appliances: **Dishwasher, Disposal, Microwave, Oven/Range Electric, Refrigerator** # Wood Stove: **0**
 Accessibility: **Entry Level Bedroom** # Coal: **0**
 Floor: **Ceramic-Some, Wall To Wall Carpet-Some** # Other: **0**
 Pets Allowed: **Cats OK** # Freestanding: **0**
 Max Weight: # Not Rep to Code: **0**

Utilities Information

HVAC Type: **AC Unit-Window, Baseboard** Sewer: **Sewer Connected**
 Heating Fuel: **Electric, Gas** Water: **Public Connected**
 Water Htr Fuel: **Electric** ENERGY STAR®
 Emerg Backup: Qualified:
 Type of Well: Energy Eqpt: **None**
 Well Location: **none**

Financial Information

Possible Fin: **Cash, Conventional, FHA, VA** Type of Sale: **Normal**
 1st Mtg Bal: Equity: **\$160,000.00** Town/Cnty Tax: **\$527**
 2nd Mrt Bal: City/Vil Tax: **\$1,663**
 Tax Info: Assess Val: **\$66,500** Annl Spc Assess: **\$0** School Tax: **\$0**
 HOA Pay Desc: **Monthly** Total Taxes: **\$2,190**
 HOA Fee: **\$351**
 HOA Amen: **No Amenities, Storage** DOM: **71** Closed Date:
 Sale Price: Assoc Fee Inc: **Common Area Maintenance, Common Area Taxes And Insurance, Common Heating/Cooling, Exterior Building Maintenance, Heat, Master Insurance, Reserve Fund, Snow Removal, Trash/Garbage Collection, Water/Sewer Fee**



New Listing

MLS#: **R1583616** **Single Family Residential** A-Active
633 Parsells Ave List Price: **\$229,900**
 County: **Monroe** Zip: **14609** Acres: **0.09**
 Town/City: **Rochester** Pstl City: **Rochester** Cross St: **Culver**
 Area #: **Rochester City-261400**
 Subdivision: **Parsells Rlty Co**
 TxMap#: **261400-107-560-0003-005-000-0000**
 City Nghbrhd: **Beechwood**
 School Dist: **Rochester**
 High School:
 Middle School:
 Elem School:
 Lot Front: **40**
 Lot Depth: **93**
 Lot Shape: **Rectangular**
 Lot #: **5**
 SqFt [PubRec]: **1,390 [1,390]**
 AboveGrade Sq: **[1,390]**
 SqFtSource: **Public Records**
 Year Built: **1923**
 Yr Blt Desc: **Existing**
 # Photo: **26**

General Information

Style of Res: Colonial	Full Baths: 1	Bedrooms: 4	Beds	Full	Half
Built By:	Half Baths: 1	Total Rooms: 7	1st Flr: 0	0	1
Stories: 2.5	Tot Baths: 1.1	# Beds/Sept:	2nd Flr: 4	1	0
Exter Constr: Composition			3rd Flr: 0	0	0
Driveway: Blacktop			4th Flr: 0	0	0
Garage: 0.0/No Garage			Bsmnt: 0	0	0
Lot Info: Near Bus Line		Roof Descr:	Total: 4	1	1
Attic: Full, Stair Access		Foundation: Block			
Basement: Full					
Waterfront: No	Footage:	Riparian Rgts? No			
Name:	Island Name:				
Water Related Features:					

Public Remarks: **Welcome to your dream home in one of Rochester's most desirable neighborhoods! This stunning 4-bedroom, 1.5-bathroom house has been completely gutted and renovated from the studs up, featuring over \$80,000 in modern upgrades and high-end finishes. The home perfectly blends classic charm with contemporary design. Inside, you'll find three spacious upstairs bedrooms, a fully remodeled 1.5-bathroom layout with stylish fixtures, and a convenient second-floor laundry room / fourth bedroom. The main living spaces feature premium laminate flooring, brand-new energy-efficient windows, and updated HVAC, electrical, and plumbing systems for peace of mind. The sleek, modern kitchen boasts quartz countertops, stainless steel appliances, ample cabinet space, recessed lighting, and a walk-in pantry. Additional highlights include a painted and waterproofed basement with custom storage and a walk-up attic, ready to suit your needs. Outside, the home continues to impress with a rebuilt front porch, a backyard deck perfect for entertaining, a brand-new gutter system, and fresh exterior paint. This move-in-ready home offers everything you've been looking for, from comfort and style to modern convenience. NO DELAYED! Don't miss the opportunity to make it yours—schedule a showing today!**

Unbranded VT: [Click Here](#)
 Aerial Drone Video:
 Virtual Tour 3D:

Directions: **Take Culver to Parsells Ave. Head East. The house will be on the right.**

Interior & Exterior Features

Add'l Rooms: Foyer/Entry Hall, Laundry-2nd Floor, Laundry-Basement, Living Room, Porch	Total FP: 0	# Artificial: 0
- Open		# Gas: 0
Add'l Interior Features:		# Pellet: 0
Add'l Exterior Features:		# Wood Burning: 0
Add'l Struct:		# Wood Stove: 0
Kitch/Dining: Formal Dining Room, Granite Counter, Living/Dining Combo, Walk-In Pantry		# Coal: 0
Appliances: Dishwasher, Microwave, Oven/Range Gas, Refrigerator		# Other: 0
Accessibility:		# Freestanding: 0
Floor: Hardwood-Some, Laminate-Some, Tile-Some		# Not Rep to Code: 0

Utilities Information

HVAC Type: Forced Air	Sewer: Sewer Connected
Heating Fuel: Gas	Water: Public Connected
Water Htr Fuel: Gas	ENERGY STAR® Qualified:
Emerg Backup:	Energy Eqpt: None
Type of Well: None	Well Location:

Financial Information

Possible Fin: Cash, Conventional, FHA, VA	Type of Sale: Normal	Town/Cnty Tax: \$1,477
1st Mtg Bal: \$0	Equity: \$229,900.00	City/Vil Tax: \$2,390
2nd Mrt Bal: \$0		School Tax: \$0
Tax Info:		
Assess Val: \$99,900		

1/16/25, 6:30 PM

Matrix

HOA Pay Desc: **None**
HOA Fee:
HOA Amen:
Sale Price:

Annl Spc Assess: **\$0**

DOM: **7**

Total Taxes: **\$3,867**
Lot Rent:

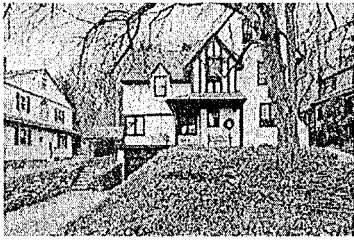
Closed Date:

MLS#: **R1583616**
NextHome Endeavor

2815 Monroe Ave, Suite 203 Rochester, NY 14618

Nicolas Domicello
NY Licensed R.E. Salesperson

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New Listing

MLS#: **R1582361** **Single Family Residential** A-Active
315 Cobbs Hill Dr List Price: **\$450,000**
County: **Monroe** Zip: **14610** Acres: **0.24**
Town/City: **Rochester** Pstl City: **Rochester** Cross St: **Highland Ave**
Area #: **Rochester City-261400**

Subdivision: **Brighton Terrace West** Lot Front: **65**
TxMap#: **261400-122-710-0001-009-000-0000** Lot Depth: **158**
City Nghbrhd: **Cobbs Hill** Lot Shape: **Irregular**
School Dist: **Rochester** Lot #: **9**
High School: SqFt [PubRec]: **1,979 [1,979]**
Middle School: AboveGrade Sq: **[1,979]**
Elem School: SqFtSource: **Public Records**
Year Built: **1929**
Yr Blt Desc: **Existing**
Photo: **45**

Upcoming Open House: Public: Sun Jan 19, 1:00PM-3:00PM

General Information

Style of Res:	2 Story	Full Baths:	2	Bedrooms:	4	Beds	Full	Half
Built By:		Half Baths:	0	Total Rooms:	7	1st Flr:	0	0
Stories:	2.5	Tot Baths:	2.0	# Beds/Sept:		2nd Flr:	3	2
Exter Constr:	Stucco					3rd Flr:	1	0
Driveway:	Blacktop					4th Flr:	0	0
Garage:	1.0/Attached, Under House					Bsmnt:	0	0
Lot Info:	Neighborhood Street			Roof Descr:	Asphalt, Shingles	Total:	4	2
Attic:	Partially Finished, Stair Access			Foundation:	Block			
Basement:	Full							
Waterfront:	No	Footage:		Riparian Rgts?	No			
Name:		Island Name:						
Water Related Features:								

Public Remarks: Step into a storybook setting at 315 Cobbs Hill Dr, where timeless charm meets modern elegance in one of Rochester's most coveted neighborhoods. Designed by renowned architect Carl Traver, this home is a masterclass in classic craftsmanship and thoughtful design. Nestled on a lush, tree-lined street, this enchanting residence exudes character and sophistication from the moment you arrive. Inside, you'll discover a blend of architectural details that highlight Traver's talent, combined with modern updates for today's discerning homeowner. With ample natural light, its finished attic is ideal as a private retreat, home office, or creative studio. Downstairs, the enclosed patio offers the perfect transition between indoor comfort and outdoor beauty—a cozy space to sip your morning coffee, enjoy the changing seasons, or entertain with ease. The custom backyard oasis truly steals the show. Imagine summer evenings spent by a serene kol pond, surrounded by vibrant blooms and the soothing sound of cascading water. The terraced patio is the ideal backdrop for both tranquil mornings and lively gatherings. Mature trees and vibrant flower bushes frame the property, offering privacy and a breathtaking burst of color each spring. This house is an experience, a retreat, and a testament to the artistry of both nature and design. Located moments from Cobbs Hill Park with scenic walking trails and picturesque views, and borders Washington Grove with 25 acres of 'forever wild' in the heart of the city! This property is a rare find that invites you to create lasting memories. Showings will begin Friday 1/17 at 9am. All offers to be reviewed Tuesday 1/21 at 12 pm.

Unbranded VT:
Aerial Drone Video:
Virtual Tour 3D:

Directions:

Interior & Exterior Features

Add'l Rooms:	Foyer/Entry Hall, Laundry-Basement, Living Room, Porch - Enclosed	Total FP:	1	# Artificial:	0
Add'l Interior Features:	Ceiling Fan, Circuit Breakers - Some, Copper Plumbing - Some, Natural Woodwork - some	# Gas:	0	# Pellet:	0
Add'l Exterior Features:	Fully Fenced Yard, Other - See Remarks, Patio	# Wood Burning:	1	# Wood Stove:	0
Add'l Struct:		# Coal:	0	# Other:	0
Kitch/Dining:	Breakfast Bar, Formal Dining Room, Granite Counter, Pantry	# Freestanding:	0	# Not Rep to Code:	0
Appliances:	Cooktop - Gas, Dishwasher, Dryer, Microwave, Range Hood-Exhaust Fan, Refrigerator, Washer				
Accessibility:					
Floor:	Ceramic-Some, Hardwood-Some, Tile-Some				

Utilities Information

HVAC Type:	AC Unit-Wall, Multi-Zone, Steam	Sewer:	Sewer Connected
Heating Fuel:	Gas	Water:	Public Connected
Water Htr Fuel:	Gas	ENERGY STAR@	
Emerg Backup:		Qualified:	
Type of Well:	None	Energy Eqpt:	None
		Well Location:	

Financial Information

Possible Fin:	Cash, Conventional, FHA, VA	Type of Sale:	Normal	Town/Cnty Tax:	\$3,076
1st Mtg Bal:	\$0	Equity:	\$450,000.00		

1/16/25, 6:29 PM

Matrix

2nd Mrt Bal: \$0
Tax Info:
Assess Val: \$270,000
HOA Pay Desc: None
HOA Fee:
HOA Amen:
Sale Price:

Annl Spc Assess: \$0

DOM: 0

City/Vil Tax: \$5,147

School Tax: \$0

Total Taxes: \$8,223

Lot Rent:

Closed Date:

MLS#: R1582361

NextHome Endeavor

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