

House for Sale



247 Howland Avenue
Rochester, NY 14620

Call Danielle Haskins – (585) 256-2571

- ❖ Built in 1960
- ❖ 0.25 acre lot
- ❖ 3 bedrooms, 2 full baths
- ❖ Fully remodeled eat-in kitchen (2006) with ceiling height maple cabinets
- ❖ All kitchen appliances (including Energy Star-rated 25 cubic foot refrigerator), washer/dryer included
- ❖ Both bathrooms updated 2003-04, whirlpool tub in upstairs bath
- ❖ Hardwood floors
- ❖ New cedar closet in master bedroom
- ❖ Triple-paned sliding glass doors off dining room leading to brick paver patio and re-graded back lawn
- ❖ Partially finished basement

- ❖ 50 gallon gas water heater
- ❖ Newer gas furnace and central A/C - 2003
- ❖ Triple-paned windows with transferable limited lifetime warranty, glass block windows in basement and garage
- ❖ Updated attic insulation to meet recommended R-values
- ❖ Vinyl siding
- ❖ Asphalt shingle roof
- ❖ Attached garage with door opener
- ❖ Shelves and wood racks in garage
- ❖ Vinyl shed
- ❖ Cable-ready
- ❖ Security system (owned)

Schools

- ❖ Desirable Brighton Public School District
- ❖ Around the corner from McQuaid Jesuit High School

Costs

- ❖ Asking price: \$159,900
- ❖ Property taxes: \$5,089
- ❖ Public water/sewer
- ❖ Garbage Pickup included in taxes

