

WATERFRONT FARM WITH ACREAGE

~~\$145,000.00~~

139,900

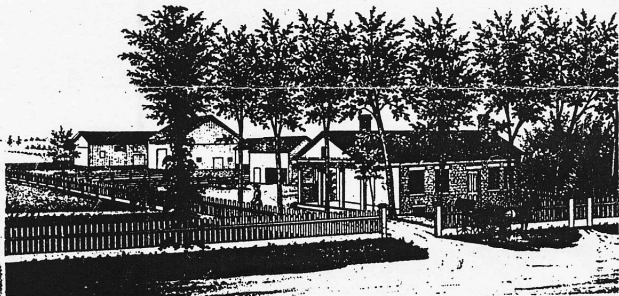
Historic Cobblestone, known as the "Isaac Allen" home. Built in the early 1800's with the large South wing added in the later part of the 1800's.

This home features many original amenities, such as door latches, pine flooring, wainscoting and a unique Grandfathers clock built into the living room wall.

When including the finished attic the home has 12 large rooms with aprox. 2,900 sq. ft. of living space. This does include a one bedroom upper apartment, that could be easily turned back into a single family home.

There are 3 full baths, first floor laundry, 2 fireplaces and a full walk-out basement. The property also includes 3 large barns, shed, stone smoke house and fireplace(barbecue) and wishing well. All of this is situated on aprox. 40 acres with Sandy Creek running through the property.

Sketch below was printed in the January, 1976 issue of the Brockport Post. Sketch originally taken from the Clarkson section of the 1877 History of Monroe County Book.



ISAAC ALLEN COBBLESTONE-Clarkson Ridge Rd. home, as it looked about half a century after construction, 100 years ago. Photo of how it looks today on Page 7.

WILLOWCREEK REALTY

JOANN CHINAPPI, OWNER, BROKER

PROPERTY ADDRESS: 9787 Ridge Road West. TOWN: Clarkson

COUNTY: MONROE

TAX ACCOUNT # : 262489 038.04-1-20 TAXES: School-2,912.40 ***
Town/County-1967.88***

SCHOOL: Brockport Central ***Taxes to be adjusted lower presently
includes 40 additional acres.

ACREAGE: Aprox. 40

Road Frontage: 176'

FIRST FLOOR LAUNDRY (back entrance): Country blue and white wallpaper, hand made shelves above windows, Broom closet. Gas hook-up for drier. Wainscot.
After talking with town Assesor Total Taxes will be approx. \$2,769.50 per year.

WEST ENTRANCE: From wooden deck

KITCHEN: 10.4 x 13.3 Country blue and off white. Lg. cupboard space, pantry. Wainscot. *Ceiling fan*

BATH: Full bath off kitchen includes corner shower stall Brass fixtures, Antique white walls with stencilling design, pine wainscot and molding. New in 1993. Note: pine cupboard does not stay.

FORMAL DINING ROOM: 12.2 x 17.7 Antique white wainscot and trim with forrest green wallpaper. Built in china cabinet with droors. Pine flooring. *Ceiling fan*

LIVING ROOM: 14 x 17.1 Fire place, antique white molding, Dark blue colonial striped wallpaper. Navy carpeting (pine floors under carpet) Closet and wood closet. East door leads to large porch. 1800's Grandfather clock built in the wall.
Ceiling fan

DEN OR BEDROOM: 8 x 16.10 Antique white walls with colonial green trim, pine flooring and French doors.

FORMAL PARLOR OR BEDROOM: 15.8 x 17.2 White ornate molding, floral wallpaper, built in cabinet. Fire place with ornate mantle. (not presently used).

BATH: Full bath Dark gray and white. Large walk-in closet off bath.

2nd FLOOR OF COBBLESTONE; Original wooden stairway.

3 rooms, Antique white walls with pine trim, Large closet, shelving and attic storage.

BASEMENT: walkout full basement, cement flooring and brick.

UPPER APARTMENT: 1 Bedroom, living room, fullbath, Kitchen includes gas stove and refridgerator. Seperate Electric.

EASILY CONVERTED BACK TO SINGLE FAMILY HOME TO MAKE 3bdr.

UTILITIES; Gas boiler system

Plumbing copper, galvanized

Electric; Breakers 150 amp service to main house and barns, 100 amp service to apartment

Hot watwr tank; Gas 40 gal.

EXTERIOR: Cobblestone and vinyl siding

DRIVEWAY: Crushed stone

Many gardens with perrenials, shrubs, roses etc. Large Maple trees shading drive and porch.

Unique cobblestone wishing well and stone fireplacefor barbecues.

NOTE: Dinner bell does not stay.

*Legal
2 family*

CARRAIGE BARN: 30 x 40 2-story, cement floor in front half,
wooden floor in back with 3 standing horse stalls

Electric with 220 service.

is there water in Barns?

LIVESTOCK BARN: 67 x 22 3 bays with electric, North
end has 4 boxstalls, South end has concrete floor

HAYBARN: 57 x 30 Electric; Drive through bay, haylofts,
tack room, South end chicken house, stalled area for cows,
sheep etc. Wooden silo.

SHED: 16 x 12 Electric with 220 Service

COBBLESTONE SMOKE HOUSE

STONE FIREPLACE and real WISHING WELL

WATERFRONT: On Sandy Creek. The creek is aprox. 16 feet
wide and has a depth of aprox. 3-7 feet. The area of land
surrounding the creek is a sanctuary for many kinds of birds
and wildlife for example some that have been seen are deer,
beaver, muskrats, Great horned owls and even a bald eagle
has been spotted.

