



COLLECTIBLE COBBLESTONE

A masterpiece of masonry offering the charm of yesteryear and today's conveniences, this 1845 gem shines in its perfect 6+ acre setting. Stone walls frame marvellous architectural detail which comes to life with exciting renovation.

Enter through an open porch to a spacious foyer with large guest closet. To the left find the living room with built-in shelves and cabinetry and expansive windows; to the right a formal dining room with newer cherry flooring, gracious bay window overlooking the arbor, and fireplace. The kitchen features abundant cabinetry. A small office and laundry complete the living area.

The first-floor sleeping wing has two good-sized bedrooms and a full bath, and closets galore. Upstairs is a large master bedroom with two closets and full bath.

A full basement would make a perfect recreation room. An attached two-car garage and cobblestone smoke house (one of two in Monroe County!) finish this property.

Mechanics:

- modern combination storms/screens
- gas-fired baseboard four zone heating system; electric heat in both bathrooms, rear entry hall and office
- solar heated water tank plus 30-gallon gas-fired water tank
- water softener
- 220 volt circuit breaker service; copper plumbing; attic exhaust fans

Schools:

Hilton School District: Northwood K-5; Merton Williams 6, 7, 8; Hilton Senior High 9-12.

149 NORTH GREECE ROAD, GREECE



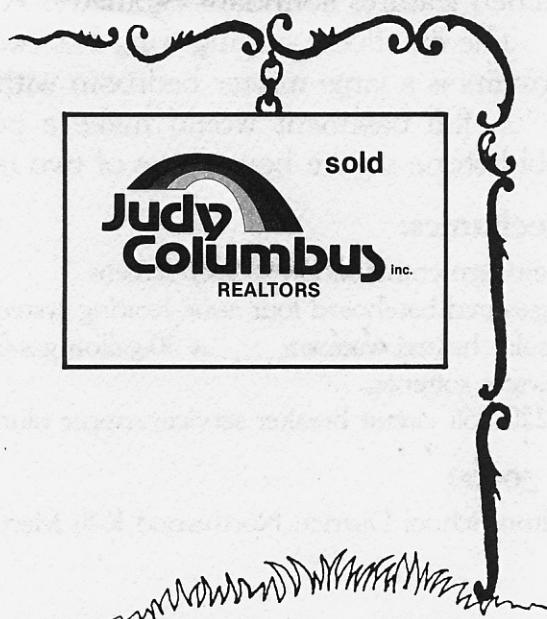
Measurements of Interest:

Living Room:	16' x 20'	Master Bedroom:	16' x 16'
Dining Room:	13' x 16'	Bedroom #2:	13' x 16'
Office:	7½' x 7½'	Bedroom #3:	13' x 16'

The Facts:

Taxes:	\$2,299
Year Built:	1845
Lot Size:	6.05 acres
Square Feet:	2,300 (approximately)

Listing Broker: Linda Roth
Phone: 473-6793



8810