

Morgan HOUSEL REALTOR

2180 Monroe Avenue
Rochester 18, New York

PHONES
GR 1327 and GR 5370

HAPPY EASTER FROM
MORGAN HOUSEL AND ASSOCIATES!

We offer the following residential property:

BRIGHTON, ELMORE ROAD 831
New listing of excellent brick Cape Cod in perfect condition. 3 good sized bedrooms, tile bath, strictly modern kitchen with ceramic tile counters, shelves, disposal, dishwasher, compact dining room, cheerful living room, powder room, tile library, finished basement, 100' lot, patio, barbecue grill.

BRACE AVE. 37th Year round 4 bed room home (1 on lot) 2 baths, with 10' Lake frontage with sand beach. Modern kitchen, dining room with bay window overlooking the lake. 12'x12' living room with fireplace, large porch, full taxation, separate 4 room, 2 bath apartment with private porch. Beautiful yard with large trees.

BOTH ABOVE HOMES WILL BE OPEN 2 TO 5 EASTER SUNDAY

Lake Property:

114 EDGEMERE DR. Modern year round home with 4 bedrooms, tile bath, 2 baths, large living room with picture window, strictly modern kitchen, cheerful dining room, entire home finished in Knotty Pine, full basement, modern heating plant, 12' of sand beach with overlooking blue water and baywalk. Owners home with 2 cars (fireplace, extra lot, taxes \$21,000, school bus.

FOREST LAWN 681 4 bedroom home in this delightful section. Modern but - near heating plant, large way and view of lake. Modern kitchen, large living room, enclosed porch, combination breakfast and stream storm windows.

Single Residences:

BRIGHTON 104 WILSHIRE New listing, 4 bedroom, 1 bath home with nice quarters. Walnut paneled living room, dining room, large modern kitchen with breakfast area, dishwasher and disposal, 2 car garage. \$22,000.00. For appointment only call A. Reder BR 1764.

BRIGHTON COUNCIL ROCK SECTION Exclusive listing of 9 room English type home, situated on 1/2 acre lot, 4 bedrooms, 2 baths, large living room, large picture kitchen, powder room, tile car garage, quick possession. For appointment only call R. Ark BR 1215.

BARNEY PARK 48 Large 4 bedroom home on 1/2 acre. Quality construction, large room, tile home in beautiful Brentwood area may be the one you are looking for.

Multi Family Homes:

64 GRAPE ST. 4 apartments, good income, owner wants to sell. Price \$110,000.

UNIVERSITY AVE. 618 3 family, good condition, see list. Investment. Listed at \$12,500.00.

81 N. MAIN ST. HONDUVE FALLS Brick-2 family home, acre plot, attractive gas heat, 1 car garage, \$110,000.

289 HONDUVE AVE. Colonial architecture, 4 family, everything complete. This property close to General Hospital has tremendous commercial potential. Listed at \$25,000.00.

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New Look--New Usefulness



Though basically sound, this barn suffered from long neglect. Remodeling vastly improved its usefulness and appearance.

Remodeling an old barn will pay for itself in improved care of animals and better storage of feed.

Most barns take a terrible beating. Often located on high ground, they are exposed to the full lash of the elements. Because barns have few partitions, strong internal wind pressures develop when a door is opened.

The roof should be given first attention. New rafters and joists should be installed where needed. In most cases, if the roof deck is in sound condition, new fire-resistant asphalt roofing can be laid over the old covering.

Agricultural experts suggest insulating the barn. Mineral wool insulation should be applied along the walls and ceiling. A study made at the University of Missouri found that cows produced much more milk when housed in an insulated barn where the temperature was kept relatively constant, winter and summer.

HOSE SEALS LEAK
A temporary repair for a leaky pipe can be made by covering the leak with a piece of slit garden hose. Tighten the hose with a hose clamp.

FOR SALE

THE CATHOLIC FAMILY CHOOSES A HOME

142 CATHOLIC PARISHES

Near Church and School

A GUIDE TO CATHOLIC HOME BUYERS



Remodeling of Typical Country House Gives Family More Convenient Space

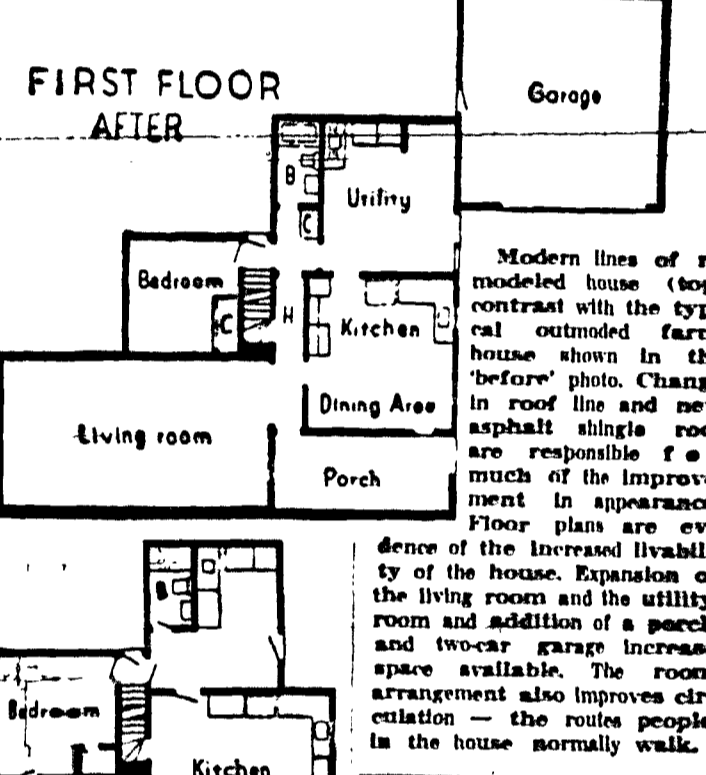
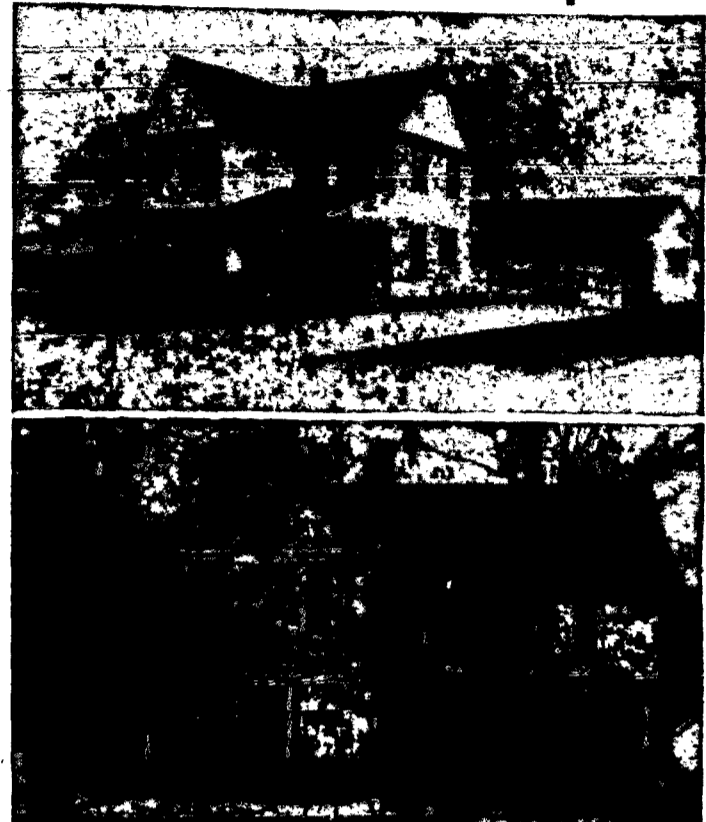
Designer Adds To Living Room

Throughout the country today there are thousands of farmhouses like this — a bit shabby, with their rooms poorly laid out by modern standards.

But most are still sound as a nut, and remodeling can do wonders for them.

The owners of this 7-room dwelling, Mr. and Mrs. Meny O. Stegeman, Boyden, Iowa, demanded two specific results from remodeling. They wanted a larger, more gracious living room, and a more attractive exterior.

As can be seen from the before and after illustrations, the owners got what they wanted.



pants a better view of the spacious countryside, a benefit available to almost any farmhouse. A farmhouse, more than any other sort of dwelling, has a right to open itself up to nature.

With an eye to cleaning up the inconvenient arrangement of the first floor rooms, Campen drew plans that transferred the main entrance from the west of the house to the southeast corner. Visitors now drive up to the door and, from a new main entrance hall, enter the living-entertaining area or the kitchen-work area without tramping through other rooms.

The overly large kitchen was made more compact. Poplar pine cabinets were installed, saving time and steps for the homemaker.

The new walls in the living room were insulated with a 3-

COURIER-JOURNAL 15
Friday, March 30, 1956

inch-thick mineral wool blanket. The rest of the house previously had been insulated with mineral wool for comfort and economy in heating.

The roof, as it usually is, was the key to the exterior facelift of the house. The eaves were cut back, a modern note. A new front porch was built, and the roof line of the porch was extended along the front of the house.

The horizontal emphasis, resulting from the extended porch roof line, helped to minimize the awkward height of the house. The porch, the newly attached garage, and the main structure were roofed with the same colorful asphalt shingles, signifying the old and new construction.

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NEWS ITEM
WASHINGTON, D.C.—Mar. 11—Housing Administrator Albert M. Cole proposes to conduct a "Woman's Congress on Housing." Rep. J. Quiggley plans an anti-union bill. Some housewives have their say by dealing with builders, not the government.

For almost 20 years, Rochester housewives have instructed us in what they wanted most in a home. See the results in our

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West Side of Dewey Ave. South of Latta Road

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ST. PAUL ST. 1221: 7 room single story to convert, cabinet sink in one bedroom, separate entrance, oil heat, garage large enough for 4 cars, lot can be subdivided for valuable building lot. Asking \$12,500 for all so settle estate. H. Schwabke Wills Realty Branch GL. 4728W.

RIDGE RD. R. 772: 7 rooms 8 bedrooms, modern tile bath, modern kitchen, breakfast nook with picture window, walnut basement, gas heat, city water & gas. Year listing included. Asking \$12,500. Call Gleason at 2613M.

CHILI CENTER—Coldwater Rd. 3 bedroom ranch home. Full basement, gas heat, 10' living room, dining area, kitchen has built-in cabinets, formal center, exhaust fan, built-in vanity, ceramic tile. Lot 2700 sq. ft. Price \$12,200. \$1,400 down and about \$68 per month to telephone Co. 2-6. Call Gleason at 2613M. 149 Cherry Rd. to Coldwater Rd. Full Taxidermy, BA 918.

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