



Irondequoit [308 Bay Village Dr](#)

List Price: **\$279,900**
 LP/SF: **\$198.79**
 Sale Price: **\$290,000**
 SP/SF: **\$205.97**
 Seller Concess: **\$0**

Area #: **Irondequoit-263400**

Beds:	2	Subdivision:	Bay Village Condo	ML#:	<u>R1562190</u>
Baths:	1.1	Type:	Condo-Townhouse	Tot Taxes:	\$4,679
SqFt [PubRec]:	1,408 [1,408]	Garage:	2/Detached		
AboveGrade Sq:	[1,408]	Waterfront:	Yes/Bay	Year Built:	1978
# FP:	0	School Dist:	East Irondequoit		
Acres:	0.07				
Status:	S-Closed/Rented				
Closed Dt:	10/23/2024			DOM:	6

WATERFRONT COMMUNITY, WITH RESORT LIKE LIVINGHAVE YOUR BOAT RIGHT OUTSIDE YOUR DOOR**AMENITIES FEATURE TENNIS, POOL, CLUBHOUSE AND BOAT DOCK**PANORAMIC VIEWS FROM THIS 1ST FLOOR UNIT THAT WALKS RIGHT OUT THE LEVEL WATERFRONT, EZ ACCESS**UPDATED WITH HARDWOODS, BREAKFAST BAR, NEW APPLIANCES, NEW HEAT PUMP, NEW HOT WATER TANK, WASHER AND DRYER** JUST MOVE IN AND START ENJOYING THE WATERFRONT LIFESTYLE***MOVE IN READY** BE THE FIRST IN...PRICED TO SELL**OFFERS DUE SEPT 30 @12PM**



Irondequoit [318 Bay Village Dr](#)

List Price: **\$325,000**
 LP/SF: **\$230.82**
 Sale Price: **\$330,000**
 SP/SF: **\$234.38**
 Seller Concess: **\$0**

Area #: **Irondequoit-263400**

Beds:	2	Subdivision:	Bay Village Condo Bldg #3	ML#:	<u>R1553036</u>
Baths:	2.1	Type:	Condo-Townhouse	Tot Taxes:	\$4,615
SqFt [PubRec]:	1,408 []	Garage:	1/Detached		
AboveGrade Sq:	[]	Waterfront:	Yes/Bay	Year Built:	1977
# FP:	0	School Dist:	East Irondequoit		
Acres:	0.07				
Status:	S-Closed/Rented				
Closed Dt:	09/10/2024			DOM:	8

Discover the perfect blend of convenience and comfort in this charming, refreshed waterfront, Garden level condo on beautiful Irondequoit Bay. First-floor walkout offers you 2 entries, making access a breeze. Enjoy the luxury of garage parking right near your front door, ensuring easy access to your home and guest parking is available. Ideally located close to the pool and clubhouse, perfect for relaxation and socializing. The refuse drop-off is conveniently nearby, adding to the ease of living. The seller is supplying a paid dock slip for the summer of 2024, providing you with a fantastic opportunity to enjoy waterfront activities. The Bayview Marina is accessible from the community. The covered patio offers a roomy feel, perfect for outdoor dining, meditation, & more. This prime location is incredibly convenient to 590, allowing you to reach shopping, entertainment, Lake Ontario, parks, trails, Downtown, airport, Park Ave, Pittsford, Webster, or Seabreeze in just minutes. NEW light fixtures, NEW flooring throughout, NEW full bath added, Updated main & 1/2 baths, & freshly painted. Don't miss out on this exceptional living experience that combines practicality w/ a touch of luxe!



Irondequoit [418 Bay Village Dr](#)

List Price: **\$311,000**
 LP/SF: **\$294.51**
 Sale Price: **\$351,700**
 SP/SF: **\$333.05**
 Seller Concess: **\$0**

Area #: **Irondequoit-263400**

Beds:	2	Subdivision:	Part/Bay Village Condo	ML#:	<u>R1557603</u>
Baths:	1.0	Type:	Condo-Townhouse	Tot Taxes:	\$3,911
SqFt [PubRec]:	1,056 [1,056]	Garage:	1/Carport		
AboveGrade Sq:	[1,056]	Waterfront:	Yes/Bay	Year Built:	1976
# FP:	3	School Dist:	East Irondequoit		
Acres:	0.07				
Status:	S-Closed/Rented				
Closed Dt:	09/24/2024			DOM:	6

Comfort & convenience with a beautiful waterfront setting! This ground-level, 2 bedroom, 1 bath CONDO offers stunning waterfront views. Step inside to find a modern kitchen with solid surface countertops & convenient breakfast bar. The open layout ensures plenty of natural light, enhancing the serene water views from the living & bedroom areas. Both bedrooms are spacious and comfortable. All appliances are included making it move in ready. Enjoy direct access to the water with available dock space, perfect for boating enthusiasts. HOA includes tennis court & inground pool! Property is being sold furnished w/2 kayaks included! DELAYED NEGOTIATIONS: Thursday 8/15@NOON.



Irondequoit [2 Bay Point Cir](#)

List Price: **\$899,900**
 LP/SF: **\$208.60**
 Sale Price: **\$991,000**
 SP/SF: **\$229.72**
 Seller Concess: **\$0**

Area #: **Irondequoit-263400**

Beds:	4	Subdivision:	Point Pleasant Estates Co	ML#:	<u>R1564238</u>
Baths:	4.1	Type:	Condo-Townhouse	Tot Taxes:	\$15,871
SqFt [PubRec]:	4,314 []	Garage:	2/Attached		
AboveGrade Sq:	[]	Waterfront:	Yes/Bay		
# FP:	3	School Dist:	East Irondequoit	Year Built:	1984
Acres:	0.01				
Status:	S-Closed/Rented				
Closed Dt:	12/02/2024			DOM:	5

Stunning views,expansive space and meticulous craftsmanship abound in this rarely available 4 bedroom/4.5 bath end unit townhome.Nestled in a gated community, it is situated directly on Irondequoit Bay with its own private permanent dock & boat hoist.The first floor can be used as an in-law suite with 2 bedrooms,2 full baths,kitchen,dining area & family room with stone fireplace,beautiful built ins and access to the outdoor patio.The second floor greets you with soaring ceilings,walls of windows,a stunning fireplace,cherry floors/trim and built ins throughout. With the primary suite,kitchen,study,laundry room,powder room,family and dining room,as well as access to the large deck with unobstructed views of the bay,this floor provides one story living.The 550sf third floor has an additional bedroom/office,full bath and lofted flex space.The attached two car garage with large storage area leads into a mudroom with ample storage and a grocery elevator for taking items to the main kitchen.With a shared pool and community center this property has it all.Square footage includes an additional 550sf on third floor, as measured by home owner.



Irondequoit [202 Westage At The Hbr](#)

List Price: **\$122,900**
 LP/SF: **\$155.18**
 Sale Price: **\$117,700**
 SP/SF: **\$148.61**
 Seller Concess: **\$0**

Area #: **Irondequoit-263400**

Beds:	1	Subdivision:	Westage/Harbor Condo	ML#:	<u>R1576111</u>
Baths:	1.0	Type:	Condo-Apartment Style	Tot Taxes:	\$2,232
SqFt [PubRec]:	792 [792]	Garage:	0/No Garage		
AboveGrade Sq:	[792]	Waterfront:	Yes/Lake		
# FP:	0	School Dist:	West Irondequoit	Year Built:	1965
Acres:	0.04				
Status:	S-Closed/Rented				
Closed Dt:	12/20/2024			DOM:	9

FANTASTIC LAKEFRONT LIVING. THIS CONDO/APARTMENT STYLE 1 BEDROOM COMES WITH A GROUND LEVEL DIRECT VIEW OF THE GORGEOUS INGROUND POOL. LITERALLY FEW STEPS RIGHT TO OUTSIDE POOL AND BEAUTIFUL COURTYARD. BEACH FRONT ACCESS TO LAKE ONTARIO . WALKING DISTANCE TO YACHT CLUB & RESTAURANTS. OPEN KITCHEN /LIVING ROOM. GREENLIGHT AVAILABLE, HOA INCLUDES HEAT, WATER/SEWER FEE, GARBAGE COLLECTION, SNOW REMOVAL & COMMON AREA MAINTENANCE. LAUNDRY & STORAGE IS LOCATED DIRECTLY ACROSS THE UNIT.



Irondequoit [901 Westage At The Hbr](#)

List Price: **\$115,000**
 LP/SF: **\$145.20**
 Sale Price: **\$118,000**
 SP/SF: **\$148.99**
 Seller Concess: **\$0**

Area #: **Irondequoit-263400**

Beds:	1	Subdivision:		ML#:	<u>R1579935</u>
Baths:	1.0	Type:	Condo-Apartment Style	Tot Taxes:	\$2,229
SqFt [PubRec]:	792 []	Garage:	0/No Garage		
AboveGrade Sq:	[]	Waterfront:	No/Lake		
# FP:	0	School Dist:	West Irondequoit	Year Built:	1965
Acres:	0.04				
Status:	S-Closed/Rented				
Closed Dt:	03/21/2025			DOM:	39

****PRICE REDUCTION** Ground Floor 1br/1Ba Unit at Westage at the Harbor This fully furnished ground-floor unit includes linens, towels, and a fully equipped kitchen. A large laundry room and dedicated storage area are located just across the hall. Enjoy a spacious community patio accessible from your sliding glass door. The pool area features charcoal grills and picnic tables, perfect for outdoor gatherings. Take advantage of beach access for stunning views of Rochester Harbor and sunsets over Lake Ontario. Kayak storage is available for a nominal fee. Located within walking distance of the Yacht Club, Irondequoit Pier, sandy beaches, restaurants, and breweries. A short drive across the bridge to the Charlotte area offers even more dining, concerts, and beach activities. HOA fee covers heat, hot water, water, sewer, lawn care, and snow removal—just pay for electricity. Greenlight internet or Spectrum cable is available. Delayed Negotiation on 1/13/25 at 2pm. SELLER REQUEST 24 HOURS FOR OFFER REVIEWS.**



Irondequoit **701 Westage At The Harbor**

List Price: **\$112,500**
 LP/SF: **\$142.05**
 Sale Price: **\$133,000**
 SP/SF: **\$167.93**
 Seller Concess: **\$0**

Area #: **Irondequoit-263400**

Beds:	1	Subdivision:	Westage/Harbor Condo	ML#:	<u>R1548098</u>
Baths:	1.0	Type:	Condo-Townhouse	Tot Taxes:	\$2,203
SqFt [PubRec]:	792 [792]	Garage:	0/No Garage		
AboveGrade Sq:	[792]	Waterfront:	No/Lake		
# FP:	0	School Dist:	West Irondequoit	Year Built:	1965
Acres:	0.04				
Status:	S-Closed/Rented			DOM:	6
Closed Dt:	08/27/2024				

Unique Condo @ Westage at the Hrbr - one of 4 Units with GROUND FLOOR access & Sliding Glass Door to Outdoor Seating Area/Patio!!!! One Bedroom, One Full Bathroom, Ample Kitchen & Dining Entertaining Space. You will NOT lack for space to enjoy company and share the beauty of this location. This Unit sits DIRECTLY Across the Hall from Easy Access Storage Space AND steps away from Laundry. IN GROUND POOL and BEACH/water access are amazing - store your kayaks or enjoy evenings watching phenomenal SUNSETS over Lake Ontario. Walking distance (literal steps) to the Yacht Club, Irondequoit Pier, Sandy Beaches, Restaurants and Breweries abound. DO NOT miss this opportunity to own @ a price LESS THAN RENT with amenities galore. Delayed Negotiations - offers due Monday 7/1/24 @ 5pm.



Irondequoit **310 Westage At The Hbr**

List Price: **\$125,000**
 LP/SF: **\$157.83**
 Sale Price: **\$135,000**
 SP/SF: **\$170.45**
 Seller Concess: **\$0**

Area #: **Irondequoit-263400**

Beds:	1	Subdivision:	Westage/Harbor Condo	ML#:	<u>R1559111</u>
Baths:	1.0	Type:	Condo-Apartment Style	Tot Taxes:	\$2,203
SqFt [PubRec]:	792 []	Garage:	0/No Garage		
AboveGrade Sq:	[]	Waterfront:	No/Lake		
# FP:	0	School Dist:	West Irondequoit	Year Built:	1965
Acres:	0.04				
Status:	S-Closed/Rented			DOM:	5
Closed Dt:	10/02/2024				

Looking for maintenance free living? This is the place! Second floor unit featuring a beautifully updated kitchen with large breakfast bar open to the living space. Great for entertaining! Enjoy the beautiful lake views while utilizing the common area patio, grills, and in-ground pool. Offers due Tuesday 8/20 at 12 p.m.



Irondequoit **403 Westage At The Harbor**

List Price: **\$124,900**
 LP/SF: **\$157.70**
 Sale Price: **\$135,000**
 SP/SF: **\$170.45**
 Seller Concess: **\$0**

Area #: **Irondequoit-263400**

Beds:	1	Subdivision:	Westage/Harbor Condo	ML#:	<u>R1539676</u>
Baths:	1.0	Type:	Condo-Apartment Style	Tot Taxes:	\$2,204
SqFt [PubRec]:	792 [792]	Garage:	0/No Garage		
AboveGrade Sq:	[792]	Waterfront:	No/Lake		
# FP:	0	School Dist:	West Irondequoit	Year Built:	1965
Acres:	0.04				
Status:	S-Closed/Rented			DOM:	7
Closed Dt:	07/29/2024				

Beautiful fully remodeled Condo just steps from Lake Ontario. You are welcomed inside by LVT flooring that carries throughout. A gorgeous new kitchen offers white cabinets with soft close, gleaming granite counters, tile backsplash, a breakfast bar, and stainless appliances. You will love cooking here! The kitchen opens into the large living room. A primary bedroom offers a huge walk in closet and access to the updated full bath. The unit offers easy access to the laundry and the immaculate courtyard. In the courtyard you'll find a pool and a huge patio with stunning views of Lake Ontario. Many other updates throughout include crown molding, new light fixtures, and new interior doors. The HOA fee includes the pool, beach access, water, and heat. Don't miss out on this gem that is near everything! Delayed negotiations until 6/19/24 at 12pm.



Irondequoit **812 Westage At The**

List Price: **\$139,900**
 LP/SF: **\$117.96**
 Sale Price: **\$137,500**
 SP/SF: **\$115.94**
 Seller Concess: **\$0**

Area #: **Irondequoit-263400**

Beds: **2** Subdivision: **Westage/Harbor Condo** ML#: **R1563967**
 Baths: **1.1** Type: **Condo-Apartment Style** Tot Taxes: **\$2,858**

SqFt [PubRec]: **1,186 [1,186]** Garage: **0/No Garage**
 AboveGrade Sq: **[1,186]** Waterfront: **Yes/Lake**
 # FP: **0** School Dist: **West Irondequoit** Year Built: **1965**

Acres: **0.04**

Status: **S-Closed/Rented**

Closed Dt: **11/07/2024**

DOM: **15**

Condo Life on Lake Ontario! Enjoy the in-ground pool, beach access, patio area & beautiful grounds. Steps to Rochester Yacht Club, restaurants and the River. 2 Bedrooms and 1.5 Baths overlooking the courtyard and pool. Open living/dining combo with fresh paint and newer carpeting. Kitchen has white cabinetry, tile backsplash, laminate floor and breakfast bar. Main bedroom has large closet and direct access to full bath. Separate storage unit & on-site laundry. Enjoy lake front living without the fuss of the upkeep!



Irondequoit **202 Westage At The Hbr**

List Price: **\$134,900**
 LP/SF: **\$170.33**
 Sale Price: **\$140,000**
 SP/SF: **\$176.77**
 Seller Concess: **\$0**

Area #: **Irondequoit-263400**

Beds: **1** Subdivision: **Westage/Harbor Condo** ML#: **R1591944**
 Baths: **1.0** Type: **Condo-Apartment Style** Tot Taxes: **\$2,255**

SqFt [PubRec]: **792 [792]** Garage: **0/No Garage**
 AboveGrade Sq: **[792]** Waterfront: **Yes/Lake**
 # FP: **0** School Dist: **West Irondequoit** Year Built: **1965**

Acres: **0.04**

Status: **S-Closed/Rented**

Closed Dt: **05/09/2025**

DOM: **14**

FANTASTIC LAKEFRONT LIVING. THIS CONDO/APARTMENT STYLE 1 BEDROOM COMES WITH ALL NEW PAINT/CARPET, AND A GROUND LEVEL DIRECT VIEW OF THE GORGEOUS INGROUND POOL. LITERALLY FEW STEPS RIGHT TO OUTSIDE POOL AND BEAUTIFUL COURTYARD. BEACH FRONT ACCESS TO LAKE ONTARIO. WALKING DISTANCE TO YACHT CLUB & RESTAURANTS. OPEN KITCHEN/LIVING ROOM. GREENLIGHT AVAILABLE, HOA INCLUDES HEAT, WATER/SEWER, GARBAGE COLLECTION, SNOW REMOVAL & COMMON AREA MAINTENANCE. LAUNDRY & STORAGE IS LOCATED DIRECTLY ACROSS THE UNIT.



Irondequoit **910 Westage At The**

List Price: **\$114,900**
 LP/SF: **\$145.08**
 Sale Price: **\$145,000**
 SP/SF: **\$183.08**
 Seller Concess: **\$0**

Area #: **Irondequoit-263400**

Beds: **1** Subdivision: **Westage/Harbor Condo** ML#: **R1594166**
 Baths: **1.0** Type: **Condo-Apartment Style** Tot Taxes: **\$2,255**

SqFt [PubRec]: **792 [792]** Garage: **0/No Garage**
 AboveGrade Sq: **[792]** Waterfront: **No**
 # FP: **0** School Dist: **West Irondequoit** Year Built: **1965**

Acres: **0.04**

Status: **S-Closed/Rented**

Closed Dt: **05/15/2025**

DOM: **6**

EASY BREEZY LAKEFRONT LIVING! LOOKING FOR A CONDO WITH HOA THAT INCLUDES EVERYTHING AND A POOL!? NOWS YOUR CHANCE! THIS 1 BEDROOM UNIT IS GREAT FOR FIRST TIMERS, DOWNSIZERS, THAT BUSY BODY, OR JUST SIMPLE LIVING TYPE OF PERSON! WESTAGE AT THE HARBOR OFFERS ON SITE LAUNDRY, COURTYARD, IN GROUND POOL STEPS AWAY FROM LAKE ONTARIO. WALKING DISTANCE TO BARS, RESTAURANTS, & ROCHESTER YACHT CLUB. HOA INCLUDES WATER, GARBAGE, STORAGE, HEAT, SNOW REMOVAL, & COMMON AREA MAINTENANCE. NEW CARPET & PAINT THROUGHOUT. FRESH NEW VANITY IN BATHROOM. DOUBLE CLOSETS IN BEDROOM. BREAKFAST BAR OVERLOOKING SPACIOUS LIVING ROOM. GET YOURSELF INTO THIS UNIT AND ENJOY THE SUMMER MONTHS TO COME! DELAYED NEGOTIATIONS UNTIL TUESDAY APRIL 1ST AT 11AM.



Irondequoit

1110 Westage At The

List Price: **\$149,900**
 LP/SF: **\$126.39**
 Sale Price: **\$165,000**
 SP/SF: **\$139.12**
 Seller Concess: **\$0**

Area #: **Irondequoit-263400**

Beds: **2**

Baths: **1.1**

SqFt [PubRec]: **1,186 [1,186]**

AboveGrade Sq: **[1,186]**

FP: **0**

Acres: **0.04**

Status: **S-Closed/Rented**

Closed Dt: **01/27/2025**

Subdivision:

Type:

Garage:

Waterfront:

School Dist:

Westage/Harbor Condo

Condo-Apartment Style

0/No Garage

Yes/Lake

West Irondequoit

ML#:

Tot Taxes: **\$2,892**

Year Built: **1965**

DOM: **7**

Vacation everyday in this beautiful waterfront community! Meticulously maintained, this open concept unit has been updated to check all the boxes on your wish list! Inside you will find 2 good size bedrooms with ample closet space and plenty of natural light! The main and half bath are both updated with a tile floor, plenty of counter space and a nice tub surround unit! The kitchen is well appointed with loads of granite counter space, tile black splash and creamy white cabinets! Updated plank flooring and all stainless appliances too! The dining area opens to the large living room with 2 walls of windows for plenty of light! Crown molding! Built in AC unit! Intercom system! Plenty of storage space in the unit as well as another storage unit and laundry in the building! Outside you will find lovingly cared for grounds with picnic tables, grills, a pool and a courtyard! But what you really live here for is THE VIEWS!!! Stroll along the sidewalk or sit on a bench and get lost in the water view or take in a sunrise or a sunset! This truly is the perfect vacation at home spot! A true 10+!! Delayed showings until 11/19 at 11am and delayed negotiations until 11/26 at 12 noon!



Irondequoit

410 Westage @ The Harbor # 410

List Price: **\$144,900**
 LP/SF: **\$122.18**
 Sale Price: **\$165,000**
 SP/SF: **\$139.12**
 Seller Concess: **\$0**

Area #: **Irondequoit-263400**

Beds: **2**

Baths: **1.1**

SqFt [PubRec]: **1,186 []**

AboveGrade Sq: **[]**

FP: **0**

Acres: **0.04**

Status: **S-Closed/Rented**

Closed Dt: **03/05/2025**

Subdivision:

Type:

Garage:

Waterfront:

School Dist:

Westage @ the Harbor

Condo-Apartment Style

0/No Garage

Yes/Lake

West Irondequoit

ML#:

Tot Taxes: **\$2,892**

Year Built: **1965**

DOM: **6**

VACATION EVERY DAY IN THIS WATERFRONT COMMUNITY! Location, location, location! OPEN HOUSE: SUN.1/26 ~ 1-3PM. Don't miss your opportunity to own this 1186 sf. 2 Bedroom, 1.5 Bath condo nestled right next to beautiful Lake Ontario! Walk the beach, the pier, picnic and grill in the common areas, swim in the beautiful inground pool, or just sit on a bench at the waterfront and get lost in the views of phenomenal sunsets and sunrises over Lake Ontario. Walking distance to the Rochester Yacht Club, Irondequoit pier, Sandy beaches, Restaurants (including a new one at your doorstep called FIFTH FRAME BREWING! You're 5 minutes away from the Wednesday evening concerts at Charlotte Beach! You can own your own place rather than renting and paying someone else's mtg! Step inside to this well appointed condo and make it home! Freshly painted throughout, new carpet, spacious bedrooms (one has cedar closet), open liv/dining concept with windows to the east for morning sun! HOA covers pool, water, heat, sewer fee, trash, snow, lawn care, and common area maint. All you pay is electric! There is kayak storage area for a nominal fee as well as a place for bikes. DELAYED NEG'S w/offers due by Monday, 7pm.1/27, presentation of offers Tuesday. Please make all offers good for 24 hours from presentation. Pets allowed, weight requirements. Built in AC. wall units. So much to offer! Don't miss it! (2 new AC units, hardwood floors in kitchen, freshly painted throughout, custom blinds, new ceiling fans, frig~2017, new carpet 2024, new fire rated entry door 2024)



Irondequoit [909 Westage At The Harbor](#)

List Price: **\$139,900**
 LP/SF: **\$117.96**
 Sale Price: **\$168,000**
 SP/SF: **\$141.65**
 Seller Concess: **\$0**

Area #: **Irondequoit-263400**

Beds:	2	Subdivision:	Westage/Harbor Condo	ML#:	<u>R1551098</u>
Baths:	2.0	Type:	Condo-Apartment Style	Tot Taxes:	\$2,859
SqFt [PubRec]:	1,186 [1,186]	Garage:	0/No Garage		
AboveGrade Sq:	[1,186]	Waterfront:	Yes/Lake		
# FP:	0	School Dist:	West Irondequoit	Year Built:	1965
Acres:	0.04				
Status:	S-Closed/Rented				
Closed Dt:	09/04/2024			DOM:	8

Enjoy maintenance-free living with water views in this beautiful 2 bedroom and 2 full bath corner unit condo! A spacious entryway welcomes you in and opens into the living room offering tons of natural light that pours in through the picture windows. The wonderfully remodeled kitchen has new light oak cabinets with tons of storage space and a breakfast bar that overlooks the dining area and living room. Down the hall you will find a full bathroom and an ample-sized bedroom complete with a large closet and an additional custom cedar closet. Keep going and you'll find the primary suite that boasts a newly updated ensuite bathroom and an extra large closet. Vinyl windows throughout the unit will keep you cozy year round. You will have access to the immaculate courtyard with an inground pool, shaded grilling area and huge patio, all with stunning views of Lake Ontario! Did we mention the private beach? Don't miss the chance to make this gorgeous condo yours! Delayed negotiations until 7/17/24 at 2pm.



Irondequoit [1109 Westage At The Harbor](#)

List Price: **\$155,000**
 LP/SF: **\$130.69**
 Sale Price: **\$170,000**
 SP/SF: **\$143.34**
 Seller Concess: **\$0**

Area #: **Irondequoit-263400**

Beds:	2	Subdivision:	Westage/Harbor Condo	ML#:	<u>R1602407</u>
Baths:	1.1	Type:	Condo-Apartment Style	Tot Taxes:	\$2,927
SqFt [PubRec]:	1,186 [1,186]	Garage:	0/No Garage		
AboveGrade Sq:	[1,186]	Waterfront:	Yes/Lake		
# FP:	0	School Dist:	West Irondequoit	Year Built:	1965
Acres:	0.04				
Status:	S-Closed/Rented				
Closed Dt:	07/01/2025			DOM:	6

Meticulously cared for and super clean, this 2 bedroom, 1 1/2 bath condo is the perfect fit for waterfront community living! Watch the sunrise and sunset while walking on the beach or the pier! Resort style living within walking distance to the Rochester Yacht Club, Irondequoit pier, restaurants and beautiful beaches! You're a hop, skip and a jump from Charlotte Beach, Durand Park and Ontario Beach Park! Located on the 2nd floor and facing the courtyard, this unit features a well appointed kitchen with all appliances included, including a convection oven, vinyl flooring for easy cleaning, an open breakfast bar and loads of cabinets! The kitchen opens up to the ample sized dining area and large living room with big windows for tons of natural light! The primary bedroom is good size with plenty of closet space and direct access to the bathroom with a tub/shower, tile floor, plenty of counter space and linen storage! The 1 1/2 bath Jack n Jill's itself from the primary bedroom to the hallway lending itself to convenience for guests and the 2nd bedroom! 2nd bedroom is also good sized and equipped with plenty of closet space and a cedar closet! There's a custom built in bookcase in the hallway, ceiling fans and wall AC units for comfort! Storage cage and communal laundry can be found in the basement! Outside you will find a large grassy courtyard area with BBQs and picnic areas, beautiful in ground pool, bike racks and kayak storage plus access to the beach area and the lake! This unit has a garage available for an additional asking price of \$25,000. Delayed showings until May 1st at 2pm with delayed negotiations until May 6th at 4pm. This is a 10++!!



Irondequoit **35 Kalyna Dr**

List Price: **\$149,900**
LP/SF: **\$156.15**
Sale Price: **\$170,000**
SP/SF: **\$177.08**
Seller Concess: **\$5,100**

Area #: **Irondequoit-263400**

Beds: **2**

Baths: **1.1**

SqFt [PubRec]: **960 [960]**

AboveGrade Sq: **[960]**

FP: **0**

Acres: **0.07**

Status: **S-Closed/Rented**

Closed Dt: **11/04/2024**

Subdivision:

Ukrainian Village

Type:

Condo-Townhouse

Garage:

1/Attached

Waterfront:

No

School Dist:

West Irondequoit

ML#:

R1565870

Tot Taxes:

\$4,699

Year Built:

1987

DOM:

6

Discover a beautifully updated ranch townhome in the highly sought-after Kalyna Townhomes community. This charming residence features a recently updated kitchen, showcasing elegant granite countertops, a stylish tile backsplash, new cabinets and gleaming hardwood floors that extend throughout the home. The freshly painted interior creates a modern and welcoming ambiance. The full bath was recently updated with contemporary fixtures and finishes. The finished basement allows for more living space. This townhome combines comfort and style in a prime location. Don't miss the chance to make this exceptional property your new home! All delayed and required forms attached. Showings begin Wednesday, 9/18 at 12pm. All offers due Tuesday, 9/24 at 10am. Open House Sunday, 9/22 from 12pm to 2pm.