

# 1039 University Avenue

*Location is everything!  
Enjoy all of the downtown  
amenities in this gorgeously  
updated home.*

~

**Tons of upgrades!**

**New Trane XV95 high efficiency furnace**  
**New Trane digital programmable thermostat**  
**New central air conditioning**  
**All new kitchen appliances**  
**New lighting fixtures**  
**Fresh paint and carpeting**  
**New blinds throughout**  
**New landscaping**  
**Much, much more!**

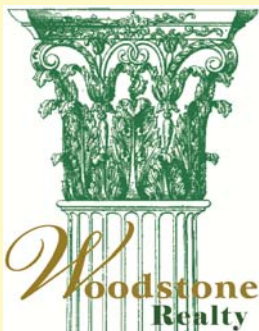
~

**Low maintenance exterior**  
**No homeowners association**  
**Doyle security system**  
**One car plus attached garage**  
**Private rear deck with fresh stain and sealer**  
**Recently sealed asphalt driveway**



## *Facts:*

<b>Square Footage:</b>	<b>1,319</b>
<b>Garage:</b>	<b>One car plus attached</b>
<b>Total Taxes:</b>	<b>\$4,104</b>
<b>Bedrooms:</b>	<b>Two bedrooms</b>
<b>Bathrooms:</b>	<b>One and one half bathrooms</b>
<b>Appliances:</b>	<b>Included</b>



**Offered by Jodi Weinberger**

**[jweinberger@woodstonenet.com](mailto:jweinberger@woodstonenet.com)**

**[www.woodstonerealtynet.com](http://www.woodstonerealtynet.com)**

**15 Fishers Road - Suite 114 • Pittsford, New York 14534**

**Phone: 585-586-0953 • Fax: 585-586-0558**



# 1039 University Avenue



Offered by  
**Jodi Weinberger**

[jweinberger@woodstonenet.com](mailto:jweinberger@woodstonenet.com)

Phone: 585-586-0953

[www.woodstonerealtynet.com](http://www.woodstonerealtynet.com)