



1512 N GEORGE STREET

1512 N GEORGE ST, ROME, NY 13440

\$485,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

1512 N GEORGE STREET

1512 N GEORGE ST, ROME, NY 13440

Timeless character, exceptional space & thoughtful updates come together beautifully in this 2,600sf, 5 bed, 3 bath home built in 1935 with solid craftsmanship & enduring appeal. From the moment you arrive, the desirable sidewalk lined, tree-shaded setting creates a warm sense of home. The property has been enhanced for both comfort and entertaining, highlighted by a NEW heated in-ground pool (2024), surrounded by a NEW stamped concrete patio and pool deck that transforms the backyard into a true private retreat. The fully fenced yard offers the perfect backdrop for gatherings, recreation, and relaxation.

\$485,000



Inside, rich hardwood floors and charming architectural details blend seamlessly with modern conveniences. A spacious addition with vaulted ceilings creates an ideal gathering space, complete with direct access to the pool area. The fully applianced eat-in kitchen is both functional and inviting, featuring a gas cooktop, double ovens, and an absolutely charming walk-in butlers pantry with prep sink and built-in shelving. A formal dining room provides the perfect setting for hosting special occasions. The original living room, currently utilized as a physicians study, showcases a fireplace and timeless character, offering flexibility for a home office, library, or additional sitting room. A full bath completes the main level. Upstairs, you'll find 3 generously sized bedrooms, each connected to a bathroom. The spacious Primary Suite features its own wood burning fireplace and private bath, while the additional bedrooms share a convenient Jack-and-Jill bath arrangement. The basement offers two additional bedrooms w egress windows, providing excellent flexibility for guest space, recreation, hobbies, or home office needs.



Additional highlights include: Updated vinyl windows throughout, spray foam insulation, High effic furnace & Central A/C, updated 200-amp electrical service, plus a 100-amp sub panel. An attached 600sf garage adds exceptional convenience & storage space. Ideally located near schools, parks, dining, shopping, entertainment, Griffiss Tech Park & major roadways, this home offers the perfect combination of character, functionality, and location.



