



Heritage House Apartments

50 Grove Drive
Canandaigua, New York

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Elegant Affordable Living

Welcome to the **Heritage House Apartments** in Canandaigua. Located on an elevated plateau at 50 Grove Drive, in the historic Brigham Hall property, overlooking the **City of Canandaigua** and **Canandaigua Lake**, on over an acre of meticulously landscaped gardens and mature trees. The Heritage House is located off Bristol Street in one of the most prestigious areas of the City, in a very private and impeccably maintained area called **The Grove**. Several fine homes, along with the Brigham Hall Condominiums, are also part of The Grove.

Click on a picture to see a larger version.



Historic

The Heritage House is a **Victorian Mansion**, constructed in 1870, and is listed on the National Historical Registry. The stone wall and walkways have been maintained in their original form. The Building is constructed of cement, covered by stucco with painted red wood trim. The roof is constructed of natural colored **Vermont Slate**. The outside has been fully restored to its original, elegant status of a bygone era. The Heritage House is a full three stories with a full basement and separate attic. The attic and basement are only used for storage. There are nine apartments, two 2-bedroom apartments and seven 1-bedroom apartments. Two apartments have 2 bathrooms and two have private porches.

Modern

The inside of the building has been fully remodeled to reflect the modern amenities tenants want today, but the Victorian look is very evident. Most apartments have high ceilings with decorative moldings. All doors are **Mahogany**, restored to their original condition. All windows are **leaded glass** with modern storms and screens. Most apartments have **Chandeliers** and/or ceiling fans. Bathrooms are tiled and many apartments have **hardwood floors** and/or carpeting. There are two massive staircases to each floor, providing easy access and safety. The common halls are wide and accommodating, although not handicapped accessible. The tenants are all Professional and income requirements are in place. Cat(s) are allowed. Sorry . . . Dogs are not.

Amenities

Each apartment has a separate gas, hot water baseboard furnace, thermostat, and meter. The electrical and plumbing systems have all been recently updated. The Landlord pays electric, hot water, and garbage/recycling. The tenant only pays for their heat, which is gas, and controlled by them. There is a **Superintendent in residence**. The owners live elsewhere. There is a coin operated Laundromat in the basement, along with tenant storage. A gas generator provides power in an emergency. The Heritage House is walking distance to the recently expanded **F. F. Thompson Hospital** Campus and Medical Center as well as the many attractions and restaurants on **Canandaigua Lake** and in the City of Canandaigua.