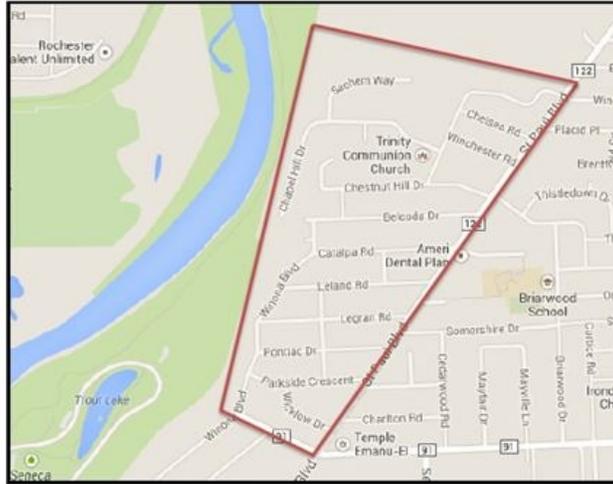


## Picturesque Streets

A diverse housing stock creates a varied streetscape. Sleepy Bungalows, cozy Cape Cods, stately Tudors and classic Colonials dot the streets keeping any afternoon walk interesting. Shady streets lined with mature plantings of oak, maple and sycamore help to shelter the area from winds and keep homes cool in the summer heat. Many streets sport vintage street lamps to usher residents home after dark.

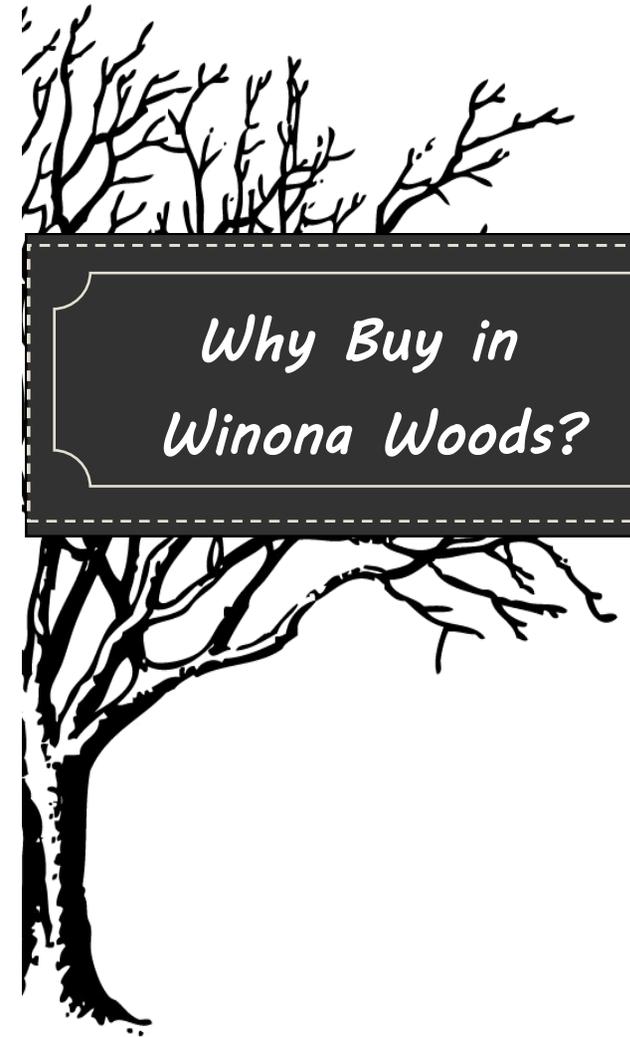
## Winona Woods Map



The Winona Woods Neighborhood includes all the homes North of Titus Ave. West of St. Paul Blvd. South of Winona Blvd. and to the East of Seneca Park.

## A Great Value

An average home in the Winona Woods neighborhood offers all the amenities that modern families desire at an affordable price. Quality schools, charming homes, a convenient location and a vibrant arts, culture & recreation scene make Winona Woods the best choice to call your new home.



This space left intentionally blank for use by realtors for promotional purposes.

**Realtors:** This brochure is the intellectual property and copyright of The Winona Woods Neighborhood Association. Please use this space to promote yourself but do not modify any other areas of this brochure. This information should only be distributed in this manner any other attempt will be considered plagiarism.

### Winona Woods Neighborhood Association

	winonawoodsna@gmail.com
	Winona Woods Neighborhood Association
	<a href="http://www.winonawoodsna.wix.com/winonawoods">www.winonawoodsna.wix.com/winonawoods</a>
	#WinonaWoods

Produced by the  
Winona Woods  
Neighborhood Association

## *Top Notch Schools*

Ranked number 5 of 67 Rochester area districts and 19 of 429 Upstate New York school districts by Business First Journal, the West Irondequoit School District offers five foreign language programs, 15 art courses, 19 AP courses and a 93% graduation rate. It was also identified as one of the best communities for music education in America. Additionally, the district offers many diverse sports like Ice Hockey, Nordic Ski, Field Hockey and Lacrosse. You can also get involved with the PTA groups at Briarwood Elementary, Rodgers Middle, Dake Junior High or at Irondequoit High School which the children of Winona Woods attend.

To learn more about the West Irondequoit School District visit them on the web at: [www.westirondequoit.org](http://www.westirondequoit.org)

## *Great Proximity*

Easy access to expressways like 104, 590 and the Lake Ontario Expressway offer quick and convenient access to both the city of Rochester as well as other suburbs like Webster, Greece and Brighton.

In addition to highways, Winona Woods is located within walking distance to the new I-Square town center development, Wegmans, schools and the library.

## *Safe & Secure*

The Irondequoit Police Department patrols the Winona Woods Neighborhood in addition to an active Neighborhood Watch. Working together keeps our streets safe and our property protected.

Fire protection is provided by the St. Paul Boulevard Fire Department located less than three miles from the majority of homes in Winona Woods. They also offer car seat inspections, CPR classes and a babysitter's course.

## *Friendly Neighbors*

Winona Woods is served by the Winona Woods Neighborhood Association. Established in 2014, the group meets monthly at the Trinity Communion Church on Winona Blvd. They organize activities like neighborhood wide yard sales, block parties and the neighborhood watch. Join their mailing list and get involved by emailing [winonawoodsna@gmail.com](mailto:winonawoodsna@gmail.com)

## *Arts, Culture & Recreation*

Many properties in Winona Woods back right up to one of our county's gems, Seneca Park. Here residents can enjoy a picnic at Trout Lake or have a visit to the zoo.

Also close by, the I-Square Vision's Art Gallery houses a rotating selection of local art shows, talks and receptions.

Consider visiting the Helmer Nature Center where you can rent snowshoes, take a hike or visit the menagerie of woodland animals in the recently renovated interpretative center.

Kick back and take the afternoon off at Durand Beach located just minutes to the north.

Bicyclists will enjoy the proximity to four major trail networks, the Genesee Riverway Trail, Irondequoit Lakeside Multi-Use Trail, El Camino Trail and the soon to be Seneca-Irondequoit Multi Use Trail.

At the Town Hall Campus, residents can catch a glimpse of old Irondequoit while visiting the historic village. During the summer, take advantage of the fresh local produce offered at the weekly farmer's market.

A perennial favorite, Sea breeze Amusement Park offers rides and games for the young and young at heart.

Many families will appreciate the town's popular Parks & Rec programs offering organized sports and day camp programs for children.

And of course Winona Woods is located only 10 minutes from Downtown Rochester and all of center city's attractions like the Memorial Art Gallery, Strong Museum of Play and Auditorium Theater.