

Condo units being built canalside in Fairport



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(Photo: provided)

When Charlie and Michelle Rogers decided to downsize from their five bedroom home on five acres in Mendon, they wanted to replicate their lifestyle at their winter home in Naples, Florida.

That means being in a walkable neighborhood, strolling to restaurants and other activities.

“We really like the lifestyle,” said Charlie Rogers, 64.

After searching for a condominium in the Rochester region, they found their perfect spot at the Residences at Canalside in Fairport, a condominium community currently under construction.

The five-story luxury waterfront condominium development in the village of Fairport is being developed by Riedman Companies. The company will develop 2.85 acres of land along the Erie Canal at 15 Parker Street with 48 planned units, said president David Riedman.

“We saw a demand with empty nesters who want carefree living in a walkable neighborhood,” Riedman said, noting that the development is close to village businesses.

The Residences at Canalside will feature two-bedroom condominiums with eight floor plans ranging from 1,400 to 2,100 square feet. Every home includes a balcony overlooking the Erie Canal. The homes on the fourth floor include second-level loft spaces and private roof decks. There is also a courtyard area on the canal with a fireplace and grilling area, heated garage, fitness center and a club house. Condominium prices will start from \$290,000 and go up to the high \$400,000 range Riedman said

The units should be ready by fall of 2016 and many of the homes have already been pre-sold, Riedman said. The units are taxed at condominium rates, which means home owners pay about 60 percent of the assessed value and the monthly association fees are \$300.

The Rogers ordered a two-story loft unit with 2,100 square-foot of space. It’s ideal for their empty nest lifestyle, especially since they travel to Florida, Charles Rogers said.

“With the kids grown, my wife and I felt it was time to sell the big house,” he said.

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