



PRIVATE PRE-MARKET OFFERING

200 Summer Street

Buffalo, New York — Elmwood Historic District

A circa-1892 Tudor Revival residence of exceptional architectural distinction, presented ahead of public listing.

Presented by Brassel Commercial Realty · Larry Brassel

At a Glance

ADDRESS	200 Summer Street, Buffalo, NY 14222
STYLE	Tudor Revival, cross-gable
YEAR BUILT	ca. 1892
BUILDING SIZE	Approximately 7,000 square feet
LOT	80 ft × 201 ft
BEDROOMS	5 (3 upstairs, 2 downstairs)
BATHROOMS	5½ (3½ upstairs, 2 downstairs)
BASEMENT	Full
GARAGE	2½-car detached, with separate dovecote-tower outbuilding
ROOF	Detached garage: new
INTERIOR	Recently redecorated
STATUS	Off-market; expected to list within 30 days
ASKING PRICE	To be established — inquire for terms

Property Highlights

- **First look ahead of public listing.** Quiet pre-market opportunity before the home reaches the open market.
- **Architecturally significant.** One of Buffalo's finest extant examples of Tudor Revival residential design.
- **Move-in ready.** Recently redecorated interior; new roof on the detached garage.
- **Generous lot.** 80 × 201 feet — exceptional for an Elmwood property.
- **Substantial scale.** Approximately 7,000 sq ft across the main house, plus a separate garage building with conical dovecote tower.
- **Premier block.** Surrounded by other landmark-quality homes including E.B. Green's own residence at 180 Summer.

The Property

200 Summer Street is one of the most architecturally distinguished homes on what has long been one of Buffalo's most fashionable residential blocks. Built circa 1892 in the Tudor Revival style, the home combines the picturesque qualities of late-19th-century English country house design with the craftsmanship that defines Buffalo's gilded age.

The two-and-a-half-story frame structure sits on a stone foundation. Its exterior is defined by extensive half-timbering work — quatrefoils, diagonal braces — and a three-story polygonal tower rising from the east façade. A central hipped dormer crowns the roofline. Multi-light casement windows with leaded glass run throughout. The brick entry porch is framed by a wrought-iron balustrade and capped by a rounded-arch wood panel door. Terra cotta chimney pots and a porte-cochère on the west elevation complete the exterior detail.

Set behind the main house is a secondary garage building with a conical dovecote tower — an architectural element rarely found on residential properties in Western New York.

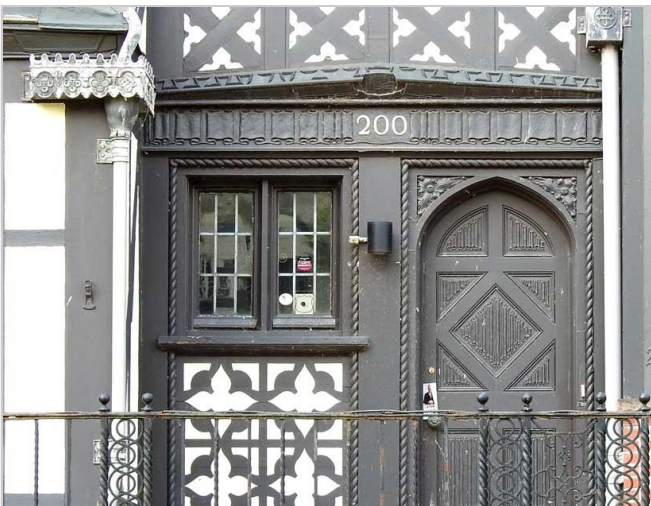
The interior, recently redecorated, retains the woodwork and detailing one expects of a home of this period and quality.

The Setting

Summer Street runs east-west through the heart of Buffalo's Elmwood Historic District. Between Delaware and Elmwood Avenues, the block has been recognized for over a century as among the most desirable in the city. Neighboring properties include architect E.B. Green's own residence at 180 Summer Street, the George L. Lewis House at 197 Summer (1890–91), and the Charles Miller House at 172 Summer (1887).

The location is steps from Symphony Circle, Days Park, and Arlington Park, with the Summer-Best METRO RAIL station an eight-minute walk away. Allentown's restaurants, galleries, and storefronts are within easy walking distance.

Photography





Interior photographs available upon request following an initial conversation. Photo credit: BuffaloAH, June 2023.

“At your convenience, please give me a call and we’ll set up an appointment to view the same.”

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