



22 SUNNYWOODS DRIVE.
SOUTH HUNTINGTON, NY 11743

\$849,000



HOME SITS ON 1 ACRE LOT

GREAT YARD FOR ENTERTAINING



**BEAUTIFUL REAR EXTENTION
WITH WRAP AROUND DECK
OVERLOOKING POOL**

**PLEASE SEE REVERSE
SIDE FOR LIST OF
AMENITIES**

George Montana
Licensed Real Estate Broker
Office 516-938-3600 Ext.22

Kitchen/ Dining Area

Double Full Refrigerator- Sub Zero (Model 632)

Wine Refrigerator- Sub Zero

Bar Refrigerator- Sub Zero

Gas Stove- Wolf- 6 Burner, Griddle, Double Oven

Warming Drawer- Wolf

Built In Microwave- Sharp

Wood Cabinets- Medallion Cabinetry

Granite Countertops

High Hat Lighting

Hard Wood Floors

Family Room (Size?)

Cathedral Ceiling

Stone Fire Place (Wood Burning) with Mantel

Window Seats with Storage

Sliding Glass Doors to Rear Deck

Built In Sound System

Radiant Heat in Floors

1st Floor

Anderson Windows and Doors

Entry Foyer- Hardwood Floors

Office -Hardwood Floors, Crown Molding, Chair Rail

Laundry Room -Washer (Whirlpool), Dryer (Whirlpool),

Jetted Laundry Sink

Full Bathroom

Walk in Shower

2nd Floor

Anderson Windows and Doors

Hardwood Floors

Master Bedroom—2 Closets, W/W Carpet

Master Bath- Walk In Shower

Family Bedrooms (3)- W/W Carpet (1), H/W Floors (2)

Family Hall Bath - Double Sink, Granite Counter

Ceramic Tile Floor,

Jacuzzi Jetted Tub with Shower

Backyard

Pool- In Ground, Vinyl Lined

Metal Fence/ Gates

Rear Storage Shed (wood)

Deck

Wraparound

“TREX” Deck with Vinyl Railing (size?)

Utilities

Heat- Gas (Weil McLain), Hot Water (6 Zones),

Hot Water Storage Tank

Electric- 200 Amp

Central Station Burglar Alarm

Price: \$849,000?

Taxes: Approx. \$21,900

School District: #13