

NETTER REAL ESTATE

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Featured Highlights **40 Deforest Avenue, West Islip NY**

- West Islip School District
- 3 Full bathrooms
- 4 bedrooms
- Roof is 25 years
- Siding is 20 years
- Most windows are 10 years
- Hardwood floors are cherry wood
- 5-Zone gas heating system
- Separate hot water heater
- 200-amp electric service
- Hook up for partial house generator
- Full unfinished basement with partial crawl space
- Flood insurance is \$1,199/year and is transferable
- Central Air Conditioning split system -8
- Automobile lift in 2-car garage with compressor, vacuum, heater, air conditioner and electric
- Lawn equipment
- 2 washers and 2 dryers
- 7 ceiling fans
- Gas cooktop
- Electric oven

Featured Highlights
40 Deforest Avenue, West Islip NY
Continued

- Freezer in basement
- Landscaping is paid for the year
- Gross living area is 2,062 square feet
- Lot size is 80 x 162x98 (.29 acres)
- In-ground sprinkler system