

**22 LEWIS AVENUE**

22 LEWIS AVE, DOBBS FERRY, NY 10522

**\$1,299,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

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Rare, young build in sought-after Ardsley schools. Located at the end of a quiet cul-de-sac, this spacious 4bdr, 3134 s.f. home has an additional 1000+ s.f. lower level. Enter through a grand 24-ft high foyer to rich oak hardwood floors, great room with formal dining room and living room, plus family room with French doors to balcony with sweeping views of Saw Mill River valley. The modern kitchen has granite counters, glass tile backsplash, stainless steel appliances and marble center island, plus breakfast bar, and EIK table area. Plenty of counter and cabinet space for kitchen gourmets. Upstairs is a primary bedroom with ensuite bath with convenient double sink, WIC.

**Cooling: Central A/C,**  
**Fireplace Count: 1 Fireplace,**  
**Garage Count: 2 Car Garage,**  
**Sewer: Public,**  
**Water: City Water**

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This floor has 3 more generously-sized bedrooms and large hall bath with granite tops. Plenty of spaces to work from home, including home office off primary suite. The home also features dedicated laundry room hidden by quaint sliding barn door. Large, 1000 s.f. lower level has entertainment room, storage, and full bath. Features include 2-car garage, central AC, fireplace, Nest thermostat, central vac, in-ground sprinklers, new Trex balcony. Private patio for grilling, plus terraced yard next to the Juhring Nature Preserve, a forever green space that is like an extension of your yard, featuring 76 acres with hiking trails, birdwatching, nature study. Commuter's delight, 39 minutes Metro North to Grand Central. Just 5 minutes to new Gould Park with 2 pools, basketball, and ball fields. This one has it all.



