

**89 WOODYCREST DRIVE**

89 WOODYCREST DR, FARMINGVILLE, NY 11738

**\$569,900**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

## 89 WOODYCREST DRIVE

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NY 11738

Fantastic Opportunity For A Large Or Extended Family In This Huge 1842 Square Foot 5 -6 Bedroom High Ranch With A Perfect, Convenient Location Close To Shopping, Schools & Major Roadways (Great For Commuters & Just A Short Drive To The Ronkonkoma LIRR Station) In Farmingville & Sachem School District! Lovely Curb Appeal On Fully Fenced Corner Property With An Oversized Concrete Driveway, And The Interior Of The Home Offers Two Large, Full Levels Of Living Space With Bedrooms & Bathrooms On Each Floor...The Upper Level Offers A Large Open Living Room & Dining Room, Eat In Kitchen, Three Bedrooms & A Full Bathroom.

**Appliances: Refrigerator,**  
**Heating Type: Baseboard,**  
**Flooring: Hardwood,**  
**Fencing: Fenced Yard,**  
**Lot Description: Level,**  
**Appliances: Dishwasher**

**\$569,900**



The Open Living Room & Dining Room Is A Perfect Space For Gatherings, Enjoying Time With Family & Friends, And Entertaining. The Living Room Offers Vaulted/Cathedral Ceilings, Ceiling Fan, Beautiful Hardwood Floors, A Triple Window For Natural Light & The Dining Room Offers Vaulted Ceilings, Ceiling Fan, Hardwood Floors, A Double Window For Natural Light & Ample Room For A Good Sized Table & Chairs. The Cabinet Lined Kitchen Offers Walls Of Craftmaid Solid Wood Cabinetry With Lots Of Storage Space, Ample Counter/Serving Space, Tiled Backsplash, Separate Built In Barstool/Counter Area With Additional Storage Cabinetry Above, Four Year Old Stainless Steel Stove, Ceramic Tile Floors, Ceiling Fan & Double Window For Natural Light, The Three Bedrooms Are All Well Sized With Beautiful Hardwood Floors, Ceiling Fans, Good Sized Closets & Lots Of Windows For Natural Light, And The Lovely Bathroom Is Very Well Sized With A Large Vanity, Ceramic Tiled Floors, New Full Bathtub & All New Ceramic Tiled Walls/Tub Surround & Upgraded Fixtures. The Lower Level Offers A Large Living Room/Den, Two Bedrooms (Possibly Three), A Full Bathroom & Multiple Outside Entrances.



The Large Living Room/Den Offers Sliding Doors To The Backyard & A Second Side Door/Outside Entrance, Large Windows For Natural Light, Wood Burning Stove With Brick Surround, Ceiling Fans & Ample Room For A Large Furniture Set/Seating, The Two Bedrooms Are Well Sized (One Has An Outside Entrance - Perfect For A Possible Second Kitchen With Proper Permits), There Is An Additional Room That Could Be An Office Or Another Bedroom And A Second Full Bathroom. The Fully Fenced Backyard Offers PVC & Wood Fencing, A Large Side Gate - Perfect For A Boat, Trailer Or Possible Second Driveway & A Large Storage Shed. Additional Features Include: Pull Down Access To A Large Attic With Loooots Of Storage Space, Two Zone Heating, Full Sized Washer & Dryer (Three Year Old Washing Machine), Fourteen Year Old Vinyl Siding & Roof, Two Year Old Cesspool & More. True Taxes (Without Any Exemptions) Are: \$11,906.25...Hurry To See This Very Large Home With Room For A Large Or Extended Family Or Potential For A Mother/Daughter Or Accessory Apartment (With Proper Permits) & A Perfect Quiet Yet Very Convenient Close To All In Farmingville & Sachem School District!



