

22 DELAWARE AVENUE

Jericho, NY 11753

PROPERTY HIGHLIGHTS

- 6 Bedrooms • 2 Full Baths • 2 Half Baths
- 3,150 Square Feet
- ~400 Square Foot Private Suite with Separate Entrance on First Floor
- Heated 18' x 38' In-Ground Swimming Pool
- Fully Fenced Backyard with Expansive Patio

INTERIOR FEATURES

- Brand New State of the Art Chef's Eat In Kitchen with Carrara Marble Countertops and Stainless Steel Appliances with Built-In Safety Features
- Formal Dining Room with Travertine Flooring
- Spacious Family Room with French Doors Opening to Backyard
- Mid-Level Living Room Overlooking Pool with Abundant Natural Light
- Grand Entry Foyer
- Oak Flooring Throughout Most Second Floor Bedrooms
- Recently Renovated Finished Basement with Laundry
- Large Attic with Flooring, Lighting, and Pull-Down Access

PRIVATE GROUND FLOOR SUITE / FLEXIBLE LIVING

- ~400 Square Feet with Separate Entrances
- Includes Bedroom, Living Room, Half Bath, and Flexible Space for Kitchen, Walk-In Closet, Expanded Bath, or Office (with Proper Permits)
- Separate Heating and Air-Conditioning
- Ideal for Guest Suite, In-Law, Living or Private Living Quarters

SMART HOME INTEGRATION & INFRASTRUCTURE

- Leak Detection
- Alarm System
- Ring Cameras/Doorbells
- Smart Thermostats
- Carbon Monoxide & Smoke Detection Select Lighting
- Hydrowise Sprinkler System
- Fiber-Optic Cable
- Brand New Air Conditioning



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OUTDOOR & ENTERTAINING

- Resort-Style Backyard Featuring 18' x 38' L-Shaped Heated In-Ground Pool
- Expansive Patio for Entertaining and Relaxation
- Fully Fenced Yard for Privacy and Security
- Seamless Indoor-Outdoor Flow from Main Living Spaces

LOCATION

- Part of the Top-10 Ranked Jericho Union Free School District
- Quiet Residential Block in the Heart of West Birchwood
- Zoned for Cantiague Elementary School
- Close to Parks, Shopping, and Major Transportation
- Located in the Town of Oyster Bay - Section 11 ▪ Block 480 ▪ Lot 20

TAXES

- 2026/2027 Property Tax Assessment has been Successfully Reduced by more than 11%, Finalized and Confirmed by the County, Not Projected. The Reduction will be Reflected on the October 2026 School Tax Bill and January 2027 General Tax Bill.
- 2026 Taxes: \$30,724

The seller and listing broker make no representations or warranties, express or implied, as to the accuracy or completeness of the information provided herein and shall not be held liable for any inaccuracies or omissions. All information is deemed reliable but not guaranteed and should be independently verified by prospective purchasers. Photographs and images are provided for illustrative purposes only. Certain images may include digitally enhanced or conceptual renderings intended to illustrate potential uses, furnishings, or design possibilities and may not reflect the current condition of the property. Any reference to potential uses, configurations, or modifications of space is for illustrative purposes only and may be subject to permits, approvals, and applicable codes. Fixtures, finishes, appliances, systems, and features shown or referenced are subject to change and shall be included in the sale only if specified in a fully executed purchase agreement.

The property includes certain smart-home hardware devices. The seller intends to leave the physical devices in place; however, no associated accounts, applications, automations, or system configurations will be transferred. Prior to transfer of ownership, all devices will be reset to factory default settings for privacy and security purposes. The purchaser will be responsible for establishing their own accounts, applications, network connections, automations, and any monitoring or service subscriptions. Installed devices may include, but are not limited to, systems associated with Konnected alarm components, SmartThings, Sensi thermostats, Ring devices, Hydrowise irrigation controls, and other network-connected equipment. The seller will not provide post-closing technical support or system setup.



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