

COMPASS



# 25 Surry Hill Place

*Huntington, NY*



\$1,299,990 4 BED 3.5 BATH 2,284 SF

Picture mornings where coffee on your poolside terrace flows into afternoon tennis matches, then seamlessly transitions to evening cocktails by the fire pit—all within your own private sanctuary. This thoughtfully designed home connects every moment through soaring spaces that open effortlessly to resort-like grounds in Old Chester Hills' hidden charm.



Lic. Assoc. R.E. Broker  
M: 631.903.5619  
kate.works@compass.com



**\$1.3M**

Listing Price

---

**2,284**

Square Footage

---

**4 beds 3.5 baths**

Bedrooms/Bathrooms

---

**1 acre**

Lot Size

/

**YOUR PRIVATE  
RESORT AWAITS**

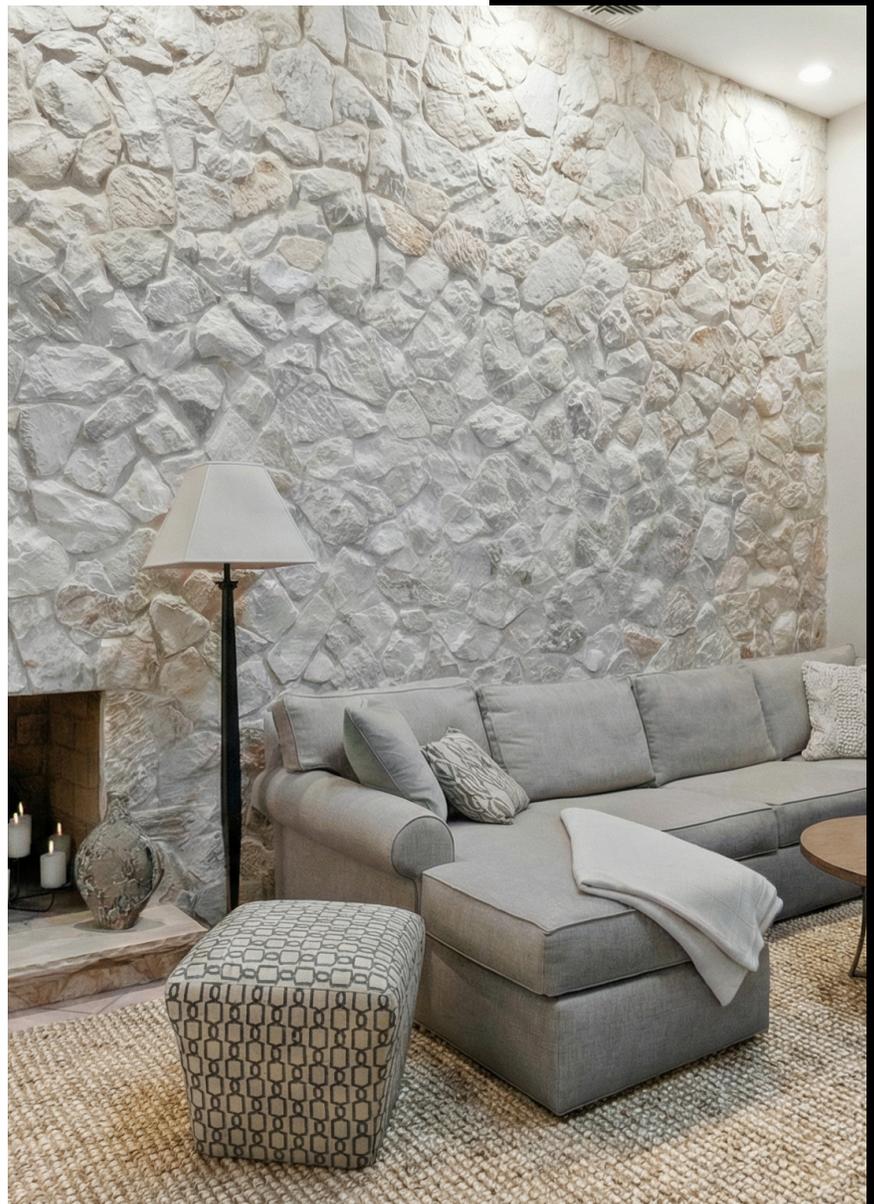
# / HOME FEATURES & UPDATES

- New roof (2025)
- New GE 5-burner cooktop (2025)
- New Ring security system at front door and garage door (2024)
- New motion lights exterior of house (2024)
- Newly renovated/painted den (2021)
- New hot water tank for boiler (2024)
- Newly renovated/painted laundry room with new plumbing (2021)
- New G.E. washer & dryer (2021)
- New vinyl siding – shingle on front and garage; Dutch lap on back (2018)
- Newly painted garage doors, entry doors, shutters
- Crawl space – fully slabbed and lit; entire length of house
- Attic space – fully carpeted and lit; half the length of the house
- Garage – 2-car with heavy-duty commercial shelving; LiftMaster automatic door opener/light
- Kitchen - Dacor double oven, Bosch dishwasher, G.E. refrigerator, new GE cooktop (2025), new backsplash (2025), new Kohler pull-down sprayer faucet (2025)



# / HOME FEATURES & UPDATES

- Living Room – cathedral ceiling; high hat lighting on dimmer; Vermont pecan marble wall/fireplace; 18" x 18" ceramic tile flooring in a diamond pattern; new bow window with Ethan Allen blinds
- Two fireplaces (living room and den); new chimney cap (2020)
- Den – Pella quadruple sliding glass French patio door (2018) with double locks; custom vertical blinds; brick fireplace with full-vision glass doors; 16" x 16" ceramic tile flooring in diamond pattern
- Primary Bedroom (upper level) – new bay window; wall-to-wall custom closet; custom built-in hamper and matching end tables; Ethan Allen window treatments; wall-to-wall carpet over hardwood floors; high hat lighting on dimmer
- Bedroom 2 (upper level) – custom built-in mahogany shelving & desk; custom window treatments; wall-to-wall carpet over hardwood floors; cedar ceiling in closet; high hat lighting on dimmer switches



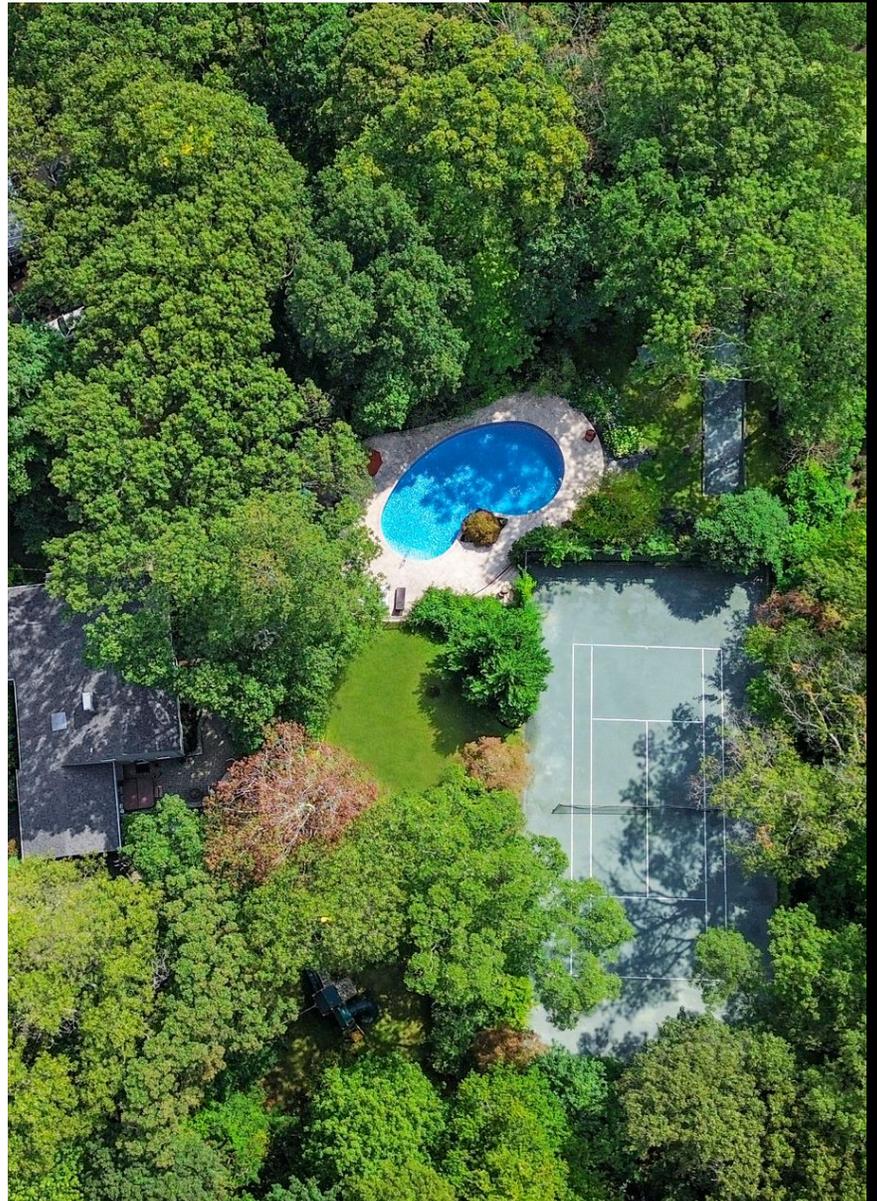
# / HOME FEATURES & UPDATES

- Bedroom 3 (upper level) – custom built-in daybed with storage drawers; custom faux leather mattress and cushion covers; custom pillows; custom window treatments; cedar ceiling in closet; refinished hardwood floors; high hat lighting on dimmer switch
- Bedroom 4/Guest (lower level) – interior and exterior doors; large cedar-lined closet with sliding doors
- Primary Bathroom – fully tiled, ceramic tile walls and floor; stone shower floor; Portuguese marble vanity countertop and shower seat; custom window treatment; recessed medicine cabinet, comfort height toilet
- Hall Bathroom – fully tiled, ceramic tile walls and floor; dolphin faucet; recessed medicine cabinet, comfort height toilet
- Powder Room – fully tiled, natural slate walls and floor; sconces; recessed medicine cabinet



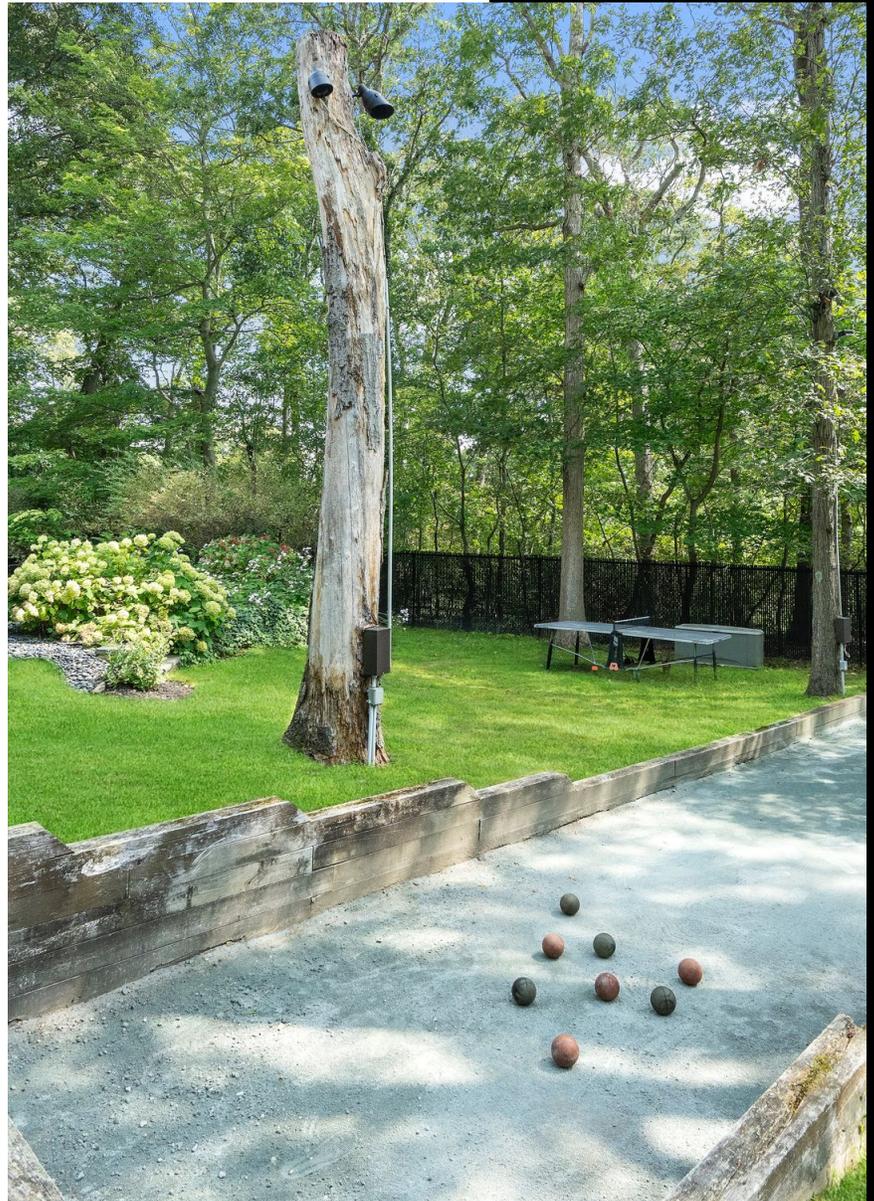
# / HOME FEATURES & UPDATES

- PSEG Home Energy Report – consistently rated “top energy saving household”
- Oil tank – 275 gallons; located in garage
- Alarm system – 3 control panels
- Central air-conditioning
- Water filter
- Old Chester Hills Civic Association – \$50 annual dues; monthly meetings with guest speakers; holiday family events (Easter egg hunt; Santa visit; horse carriage rides); annual cocktail party; contractor recommendation list; neighborhood directory and monthly newsletters
- All properties are zoned for either 1 acre or 3 acres
- Surrounding neighbors on 3 sides of 25 SHP are wooded, giving even more privacy to the backyard
- Charming, quiet tree-lined street; low-traffic road with only 13 houses (rarely through traffic)



# / YARD FEATURES & UPDATES

- Resort-like, fully landscaped private acre with specimen trees throughout the property
- Tennis court – regulation size; har-tru (resurfaced annually); regulation fencing with windscreens; wood deck, arbor with bench seating (newly stained 2025); tennis court rollers (power/seated and hand) and maintenance equipment (brush, line sweeper, Aussie sweep)
- Bocce court – regulation size; har-tru surface (resurfaced annually); separate flood lighting
- Jacuzzi hottub (2017) – 6 seater
- Playground area – children’s swing set; lacrosse bounce back rebounder
- Basketball – commercial-grade padded pole/backboard/rim
- Dog pen – half slabbed; separate chain link fencing and gates; motion lights
- Fido’s Fencing – invisible dog fence throughout backyard (also protecting playground and tennis court areas)
- Cornilleau outdoor ping pong table



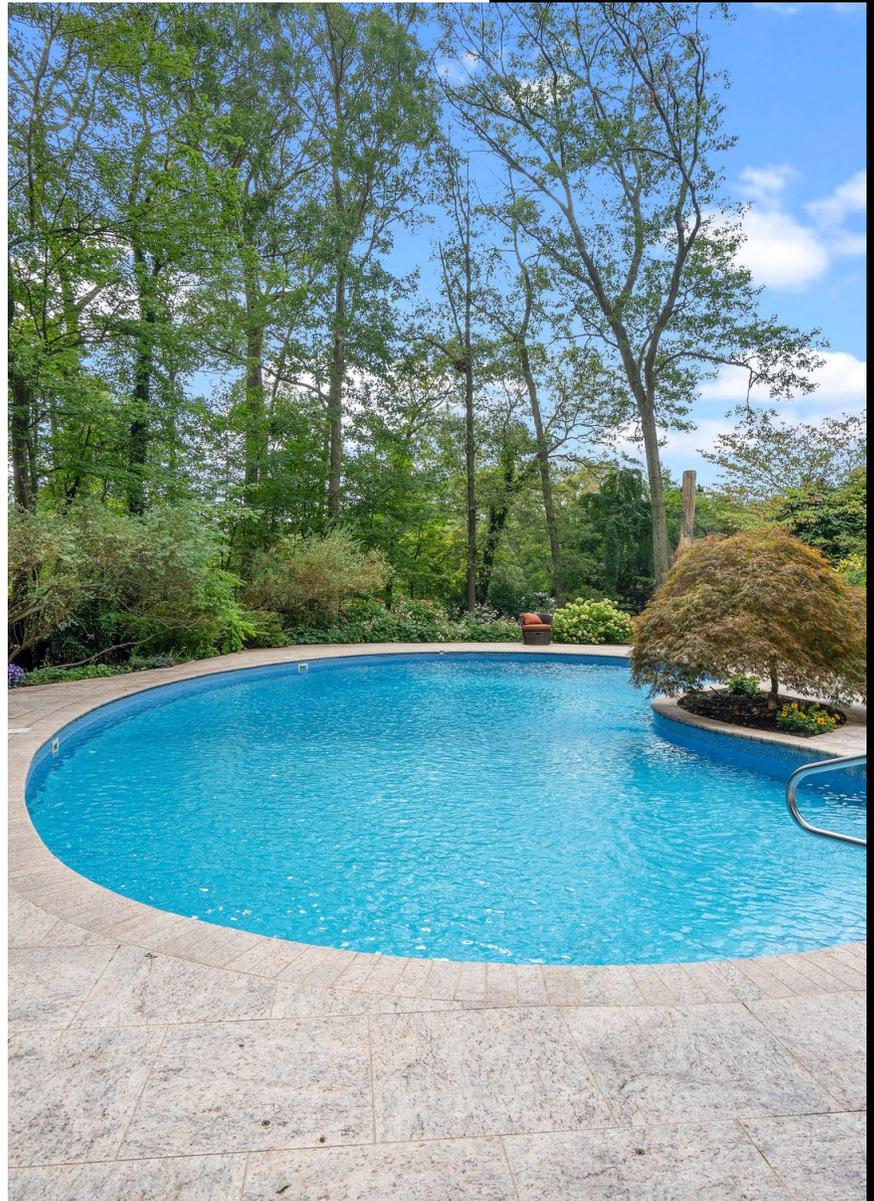
# / YARD FEATURES & UPDATES

- Fencing – fully enclosed yard; various fencing throughout property (post & rail with gate and chicken wire property boundaries; new black chain link with privacy slats side property boundary; black wrought iron pool fencing; chain link regulation tennis court fencing; chain link with gates for side dog enclosure)
- Outdoor lighting – path lighting, lamp post, and tree lighting on separate timers; Ring Floodlight Cam Plus with motion-activated LED floodlights over the garage door
- Storage shed – commercial-grade shelving
- Portable generator
- Irrigation System - New control panel box for sprinkler system (2021); booster pump; 16-zone system: 10 zones for front & back yards, 5 zones for tennis court, 1 zone for pool fill.
- 2 hose bibs/spigots in landscaped areas in backyard; 2 outside hose connections (front of house and side of house)



# / POOL FEATURES & UPDATES

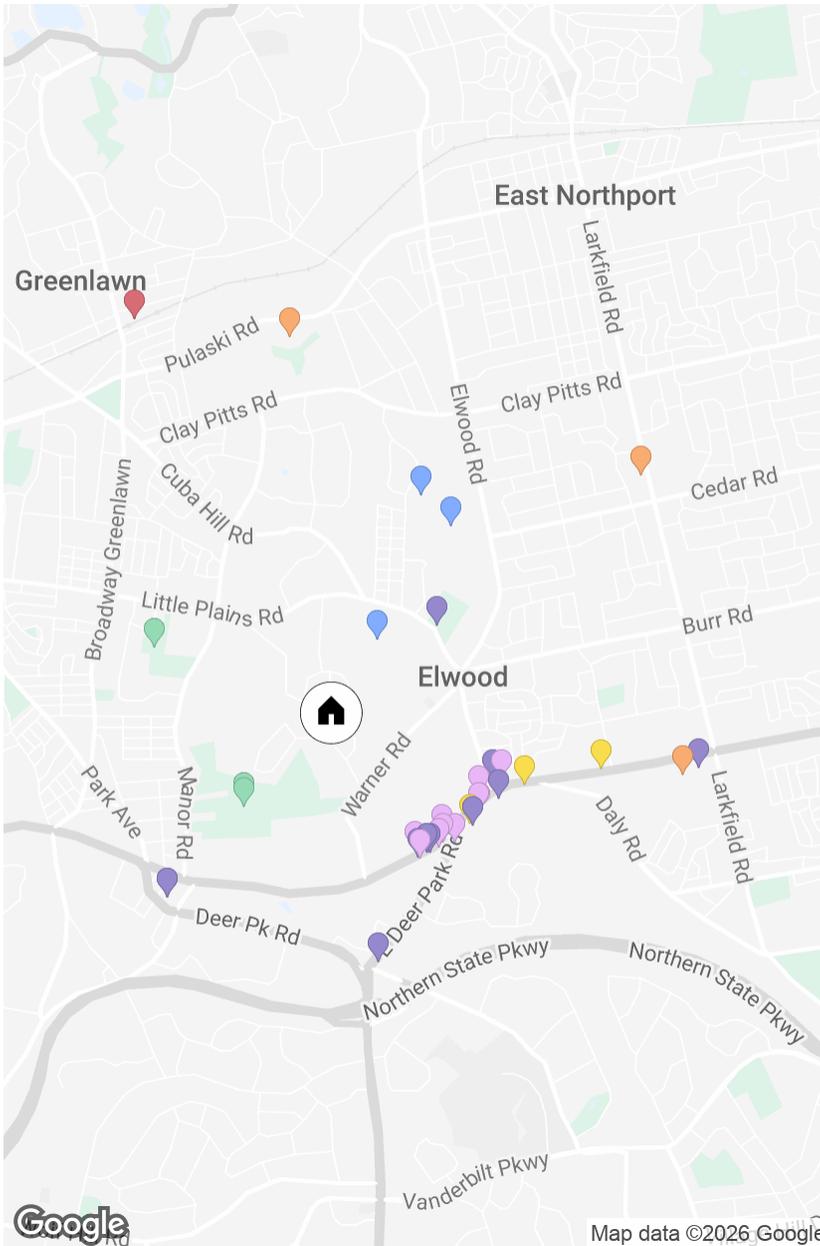
- Oversized 25' x 50' free form/kidney shaped pool with pool fill (sprinkler system)
- New custom Loop Loc 20 mil. vinyl liner with textured/anti-slip finish on steps - \$6,500 (2021)
- New steel walls and new steps (2021)
- New custom Lacuna High Shade Mesh Safety pool cover - \$4,000 (2021)
- New Hayward pool pump (2024)
- New chlorinator (2024)
- Replaced pool filter (2025)
- Pool heater; separate 275-gallon oil tank on slab
- Granite patio with step-up seating area
- Cabana – full bathroom with shower; wet bar; hot-water heater hook-up; lighting; deck/walls/door stained (2025)



# 25 Surry Hill Place

Huntington

4 BD 4 BA 2284 SF



**SCHOOLS**

- James H Boyd Elementary School, 0.39mi
- Elwood John Glenn High School, 1.00mi
- Elwood Middle School, 1.06mi

**RESTAURANTS**

- PG Steakhouse, 0.72mi
- BiVio Ristorante, 0.73mi
- Dunkin', 0.76mi
- Cantina Azul, 0.77mi
- Dix Hills Diner, 0.77mi
- Burger King, 0.77mi
- Piccolo Mondo Ristorante, 0.80mi
- The Food Spot, 0.80mi
- Red Cajun and Grill, 0.80mi
- Mozzarella's Pizza, 0.82mi

**PARKS**

- MANOR PLAINS NATURE PARK, 0.56mi
- Berkeley Jackson County Park, 0.58mi
- Old Field Preserve, 0.85mi

**GYMS**

- Tiger Schulmann's Martial Arts (Huntington, NY), 0.79mi
- New York fitness and boxing, 0.93mi

F45 Training Dix Hills, 1.24mi

**ENTERTAINMENT**

- Elwood Public Library, 0.78mi
- Sgt. Paul Tuozzolo Memorial Spray Park, 0.62mi
- Urban Air Trampoline and Adventure Park, 1.11mi
- Snip-its Haircuts for Kids, 0.76mi
- wake me nail spa&art, 0.76mi
- Bella Radici Hair Lounge, 0.76mi
- Vitality Aesthetics and Wellness, 0.77mi
- Salem Studio New York, 0.77mi
- Looks Threading Center, 0.81mi
- Blo Me Away Blow Dry Bar, 0.84mi

- AMC DINE-IN Huntington Square 12, 1.67mi
- Skin Bar New York, 1.11mi
- Art League of Long Island, 1.14mi

**PUBLIC TRANSIT**

Greenlawn, 1.99mi

**GROCERY STORES**

- ALDI, 1.61mi
- Greenlawn Farms, 1.71mi
- Lidl, 1.76mi

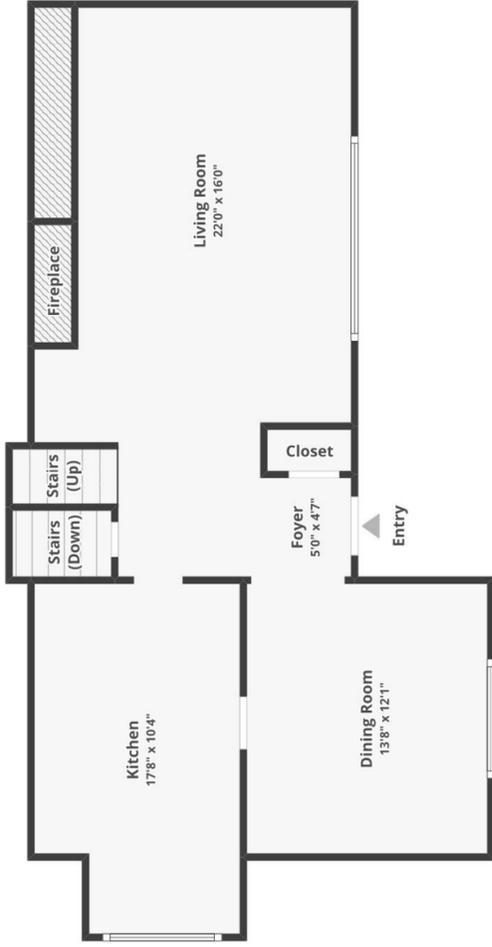


**Kate Works**

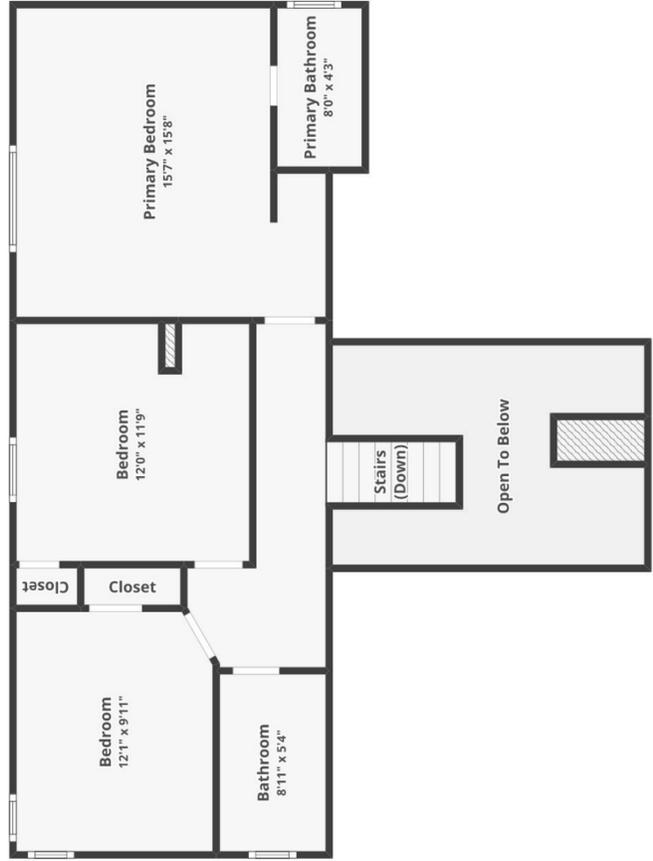
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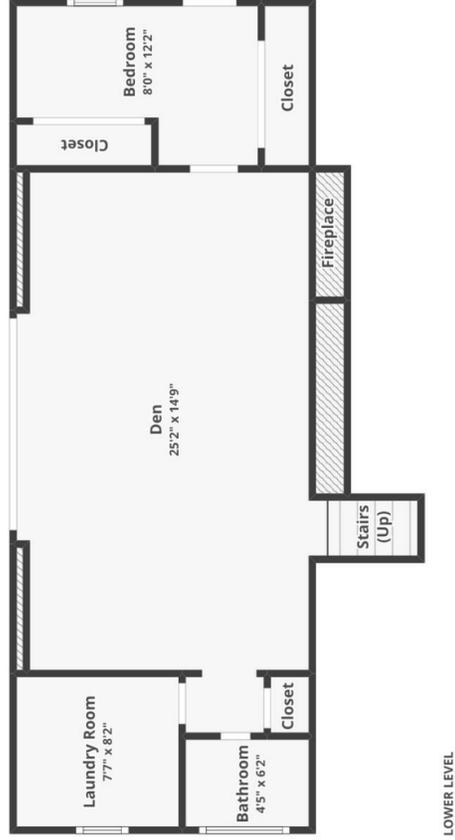




FLOOR 1



FLOOR 2



LOWER LEVEL

Elwood Union Free School District

## Elwood-John H. Glenn High School

 Overall Grade • Public • 9-12 •  Elwood, NY • 135

#5 in Best Public High Schools in Suffolk County



### Overall Niche Grade

How are grades calculated?  
Data Sources



Academics



Diversity



Teachers



College Prep



Clubs & Activities



Administration

[View Full Report Card](#) 

Elwood-John H. Glenn High School is a highly rated, public school located in ELWOOD, NY. It has 676 students in grades 9-12 with a student-teacher ratio of 11 to 1. According to state test scores, 95% of students are at least proficient in math and 92% in reading.

### Compare Elwood-John H. Glenn High School to Other Schools

 [elwood.k12.ny.us/schools/elwood\\_john\\_h...](http://elwood.k12.ny.us/schools/elwood_john_h...)

About Elwood-John H. Glenn High School...

 (631) 266-5410

AP Offered

High School

 478 ELWOOD RD  
ELWOOD, NY 11731

School District  
[Elwood Union Free School District](#)

 Work Here? [Claim Your School](#)

[View Nearby Homes](#)

### Elwood-John H. Glenn High School Rankings

Niche rankings are based on rigorous analysis of key statistics from the U.S. Department of Education and millions of reviews.



Best Public High Schools in  
New York

#58 of 1,283

Best High Schools for Athletes  
in New York

#64 of 1,480

Best Public High School  
Teachers in New York

#73 of 1,234

### Academics

Percent Proficient - Reading 

92%

Percent Proficient - Math 

95%

Popular Colleges

Average Graduation Rate <sup>?</sup>

95%

Niche users from this school are most interested in the following colleges.

Average SAT <sup>?</sup>

1280

198 responses



[Binghamton University, SUNY](#)

131 Students

Average ACT <sup>?</sup>

29

64 responses



[Stony Brook University](#)

109 Students

AP Enrollment

42%



[New York University](#)

79 Students

[Niche College Admissions Calculator](#)

[More](#)

## Map

Note: School map boundaries may have changed for the current school year. Please contact your school district to verify school a

[More](#)

## Homes For Sale



[View Nearby Homes](#)

Do You Work at Elwood-John H. Glenn High School? [Claim Your School Today!](#)

Claim your free account to keep your school's data up-to-date and get insights on user activity for your profile.

LIVING IN THE AREA

# Elwood



Median Household Income	\$170,987 Natl. \$78,538
Median Rent	\$1,455 Natl. \$1,348
Median Home Value	\$664,200 Natl. \$303,400

[Read More About Elwood >](#)

## Culture & Safety

POLL

# 85%

of students agree that they feel safe at their school.  
13 responses

POLL

# 77%

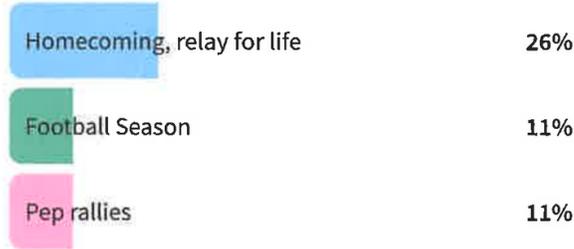
of students agree that they like their school and feel happy there. 13 responses

STUDENT POLL

### What are your favorite school events or traditions?

Based on 35 responses

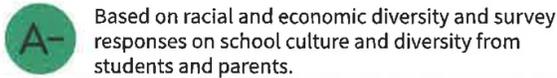
[Report](#)



[More >](#)

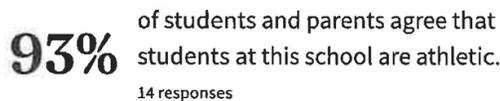
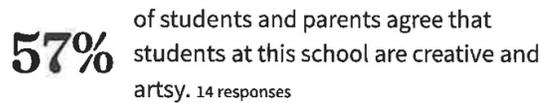
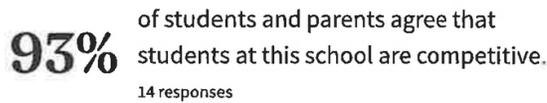
## Students

### Diversity



Students	676
Free or Reduced Lunch	25%

STUDENT POLLS



## Teachers

Student-Teacher Ratio <sup>?</sup>

**11:1**

National 17:1

Average Teacher Salary <sup>?</sup>

\$119,864

Teachers in First/Second Year

4.9%

### STUDENT POLLS

**78%**

of students and parents agree that the teachers give engaging lessons.

23 responses

**74%**

of students and parents agree that the teachers genuinely care about the students.

23 responses

**74%**

of students and parents agree that the teachers adequately lead and control the classroom.

23 responses

## Clubs & Activities

Clubs & Activities

**A-**

Based on student and parent reviews of clubs and activities.

Girls Athletic Participation

Very High

Boys Athletic Participation

Very High

Expenses Per Student

\$30,226 per year  
Natl. \$17,834

### STUDENT POLLS

**77%**

of students and parents agree that there are plenty of clubs and organizations for students to get involved in.

26 responses

**46%**

of students and parents agree that clubs and organizations get the funding they need.

26 responses

**65%**

of students and parents agree that lots of students participate in clubs and organizations.

26 responses

## Schools like Elwood-John H. Glenn High School

**A-**

**Hauppauge High School**

Hauppauge Union Free School District, NY • 9-12

• 236 reviews

**A+**

**Half Hollow Hills High School West**

Half Hollow Hills Central School District, NY • 9-12

• 341 reviews

**A**

**Harborfields High School**

Harborfields Central School District, NY • 9-12

• 179 reviews

**A**

**Northport Senior High School**

Northport-East Northport Union Free School District, NY

• 9-12 • 246 reviews

[+ More](#)

NICHE<sup>®</sup> 

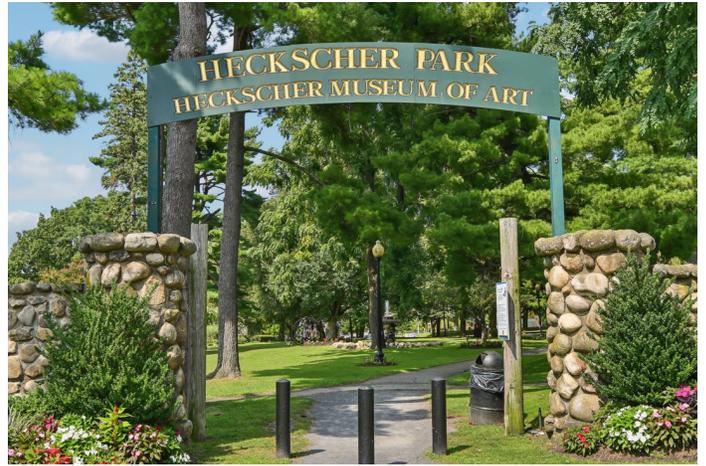
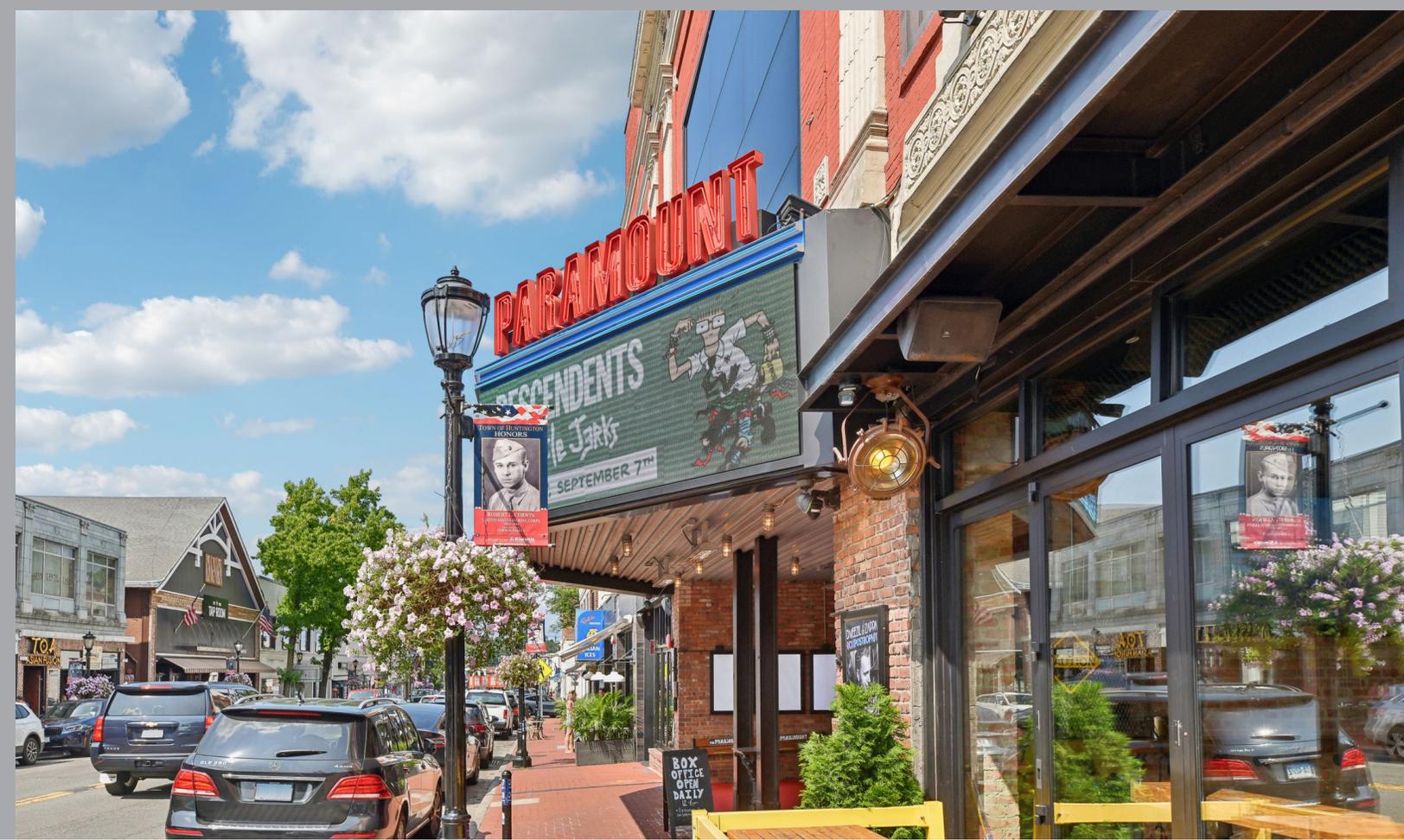
# / LIVING LOCAL

Welcome to Old Chester Hills - a neighborhood where charm meets genuine community spirit—where Santa arrives on a firetruck during the holidays, horse-drawn carriages delight children through festive streets, the Easter Bunny makes special visits, and neighbors gather for wine nights at local restaurants that feel like celebrations among friends.

Just beyond your doorstep, Huntington's rich cultural tapestry unfolds. Explore independent galleries and farm-to-table dining in the Village, experience world-class performances at The Paramount, or spend Sunday afternoons discovering new exhibitions at the Heckscher Museum. Berkeley Jackson Park offers year-round recreation, while the harbor provides sunset views and waterfront dining that capture the essence of Long Island living.

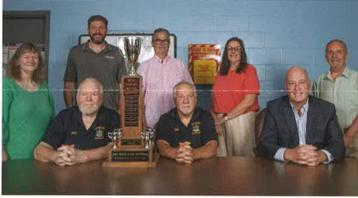
This is more than location—it's a lifestyle where every amenity enriches your daily experience.





# HOME OF THE BEST TASTING WATER IN SUFFOLK COUNTY

for the **12<sup>th</sup>** year



The Greenlawn Water District is proud to announce that we have once again been named the winner of Suffolk County's "Best Tasting Water" competition. This marks the 12th time our District has received this honor since the contest began in 1989, along with having earned the "Best Tasting Water in New York State" title twice. We take great pride in serving our residents the highest-quality water each and every day, and it is especially rewarding to be recognized on a countywide scale by those outside our District.

**How the Competition Works**

Hosted annually by the Long Island Water Conference (LIWC) in celebration of National Drinking Water Week, this year's contest took place May 7-8 at Farmingdale State College. More than 320 attendees participated in a blind taste test of water from providers across Nassau and Suffolk Counties and cast their votes for what they believed was the best tasting water.

**Recognition of Our Team's Efforts**

This award reflects the dedication and hard work of our employees, who ensure every day that the water we deliver not only tastes great but also meets or exceeds all local, state, and federal safety standards. From daily monitoring to long-term planning, we go above and beyond to comply with the strictest requirements. Protecting the integrity of our community's drinking water is at the heart of our mission and a responsibility we never take lightly.

**Thank You to Our Community**

We are grateful for the ongoing support and confidence of our residents, which inspires us to keep striving for excellence. We'll make sure the trophy has a safe home for the next year—and we look forward to defending our title in 2026!



# Old Chester Hills



Join us for the **May OCH Civic Association Meeting**.  
This meeting will take place in-person and on Zoom.

**DATE: WEDNESDAY, May 15<sup>TH</sup>**  
**TIME: 7:30PM**

# Old Chester Hills

Civic Association Newsletter  
September 2025



**MESSAGE FROM THE PRESIDENT**



Dear Old Chester Hills Friends and Neighbors,  
As the summer season winds down and September announces the arrival of fall, I want to wish all of our students and parents a great and successful 2025-2026 school year.

join with us. See the back page of this newsletter for more information.  
Be sure to see all of the events listed in this issue of our newsletter. Fall is a busy time of year with so much happening locally for you and your family to be part of and enjoy.

Our September meeting will be held on Wednesday,



PLEASE JOIN YOUR NEIGHBORS AND FRIENDS  
FOR THE OLD CHESTER HILLS



*Annual  
Cocktail  
Party*

SUNDAY, NOVEMBER 19TH  
1:30 - 4:00PM

**PICCOLO MONDO**  
1870 E. JERICO TURNPIKE  
HUNTINGTON, NY

ADMISSION IS **FREE** WITH YOUR PAID 2024  
OCH MEMBERSHIP DUES!  
+ HORS D'OEUVRES WILL BE SERVED  
+ CASH BAR

**COMMUNITY SERVICE PROJECT**



*Be my Valentine* ♥♥♥♥♥♥♥♥♥♥

We are excited to announce our first OCH "Be My Valentine" event which is aimed at bringing us together as a community and spreading joy to someone special this Valentine's Day.

As we all know, many elders reside in nursing homes, some of whom do not have family or friends. Additionally, our veterans, who have shown selfless bravery in protecting our freedom, would appreciate a gesture of gratitude. This year's recipients will be Maryville Assisted Living and The Town of Huntington Veterans.

Let us come together and spread love and cheer this Valentine's Day by participating in this event. We encourage adults and children to write a letter or create a card to an elder and a veteran.

The cards should be dropped off in my mailbox at: **10 Beaverhill Lane by Wednesday, February 7th.**

Please do not include any personal information on the cards or envelopes, a first name is sufficient. The children are encouraged to be as creative as they like.

Children will receive a certificate of participation and four OCH community service hours. Names will be entered for a chance to win the Valentine surprise. The winner will be contacted by Lovelee via email or by phone. Parents, please write a little note when dropping off the cards so that I know who to contact.

Your act of kindness can make a big difference in someone's life. Let's show our neighbors that they are not alone and that we care for them. *With gratitude,*



Wade and Wichard's  
new EARLY AMERICAN FARMHOUSE on full wooded acre!



**This Model 86'6" Long.**

**Old Chester Hills** is an authentic re-creation of an Early American Village. It is surrounded by unspoiled scenic splendor . . . magnificent, mature oak, pine, white birch and dogwood trees. • hand hewn wood shingles • fireplace in living room • GE de luxe appliance kitchen • 3 bedrooms • 2 complete baths • 2-car garage • terrace • 100 amp service

**OPTIONAL:** den with open beam ceiling, fireplace, built-in bar and built-in bookcase • 2nd floor with room for 2 bedrooms and bath

on full wooded acre from **\$26,500**

Conventional Mortgages Available

# Old Chester Hills

**BUILDERS OF THE "ORIGINAL" FARMHOUSE**

Godfrey Lane & Bunker Hill Rd. in the Greenlawn Estates area of Huntington, L. I.

Turn at Warner Road and Jericho Turnpike opposite Kings Dairy

ALBERT B. MEKLENBURG, ORG. SALES AGENT

**DIRECTIONS:** Northern State Parkway to Deer Park Ave. (exit #42) cross overpass, go north 200 ft. bear left at fork, Deer Park Ave. to Jericho Tpke. then right 1/2 mile to Warner Road (directly opposite Kings Dairy) left on Godfrey Lane then left on Bunker Hill Road to model. Property Phone: Forest 8-9892 or Forest 8-9244 (Dial Operator).

## New Houses in Suffolk



(Photos by Max Heine)

# Greenlawn Farmhouse Proves Design Still Has Appeal

Traditional American farmhouse is becoming a popular design on Long Island for it offers the charm of Early American architecture plus a lot of living space for the money. The seven-room house with four bedrooms, three baths, two-car garage opening on the side of the house, and a basement is priced at \$24,750. Without bath and bedroom on the second floor, it sells for \$22,750. The living room measures over 21 by 13 feet and features a wood-burning fireplace. Builders Frank E. Wade and Albert Wichard have chosen a one-acre wooded plot for their attractive house. Herman H. York, AIA, of Jamaica, is the architect of Old Chester Hills development.



Optional bedroom and private bath, ideal for guest room, is available at Old Chester Hills for an additional \$2,000. Room measures 18 by 16 feet, has large window-wall for a sunny, cheerful atmosphere, and ample closets. It is located over ground-level bedrooms, keeping sleeping quarters in one wing. Beneath first floor bedrooms, the basement offers space for recreation room and bath. Exterior of house is brick and hand-split shingles in character with the design.

Old Cheston Hill

Wade & Wichard



take  
your place  
in this  
picturesque  
re-creation  
of an  
early american  
village

# Old Chester Hills

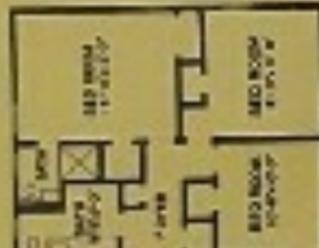
BUILDINGS OF THE ORIGINAL FARMHOUSE

*Godfrey Lane and Banker Hill Road*



#### DIRECTIONS

Northern State Parkway to Deer Park Avenue (exit #92) cross overpass. Go north (bear left at fork—Down Park Avenue) to Jacobo Turnpike (to right 3 miles to Warner Road (directly opposite KINGS DAIRY) left to Godfrey Lane then left on Banker Hill Road to Model Farms; Forest 5-9552 or Forest 8-3244 (Dial Operator).



 **ELECTRIC**  
Amp House

**MIKLENBURG**  
ESTABLISHED 1931  
COLUMBIANA, N.C.

# er Hills

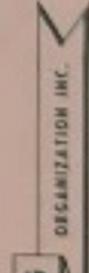
Cuba Hill Road

ite Area

L. I.

Road (at Kings  
turn left (north)  
urnished models.

t Avenue (exit  
hat) to Jericho  
d (first traffic  
est), turn left  
road fork, bear  
again bear left  
urnished models.



ORGANIZATION INC.

bject to change

★  
The  
Recreation  
Of An  
Early  
American  
Village  
★

# Old Chester Hills

by

Wade &  
Wichard

HUNTINGTON, L. I.

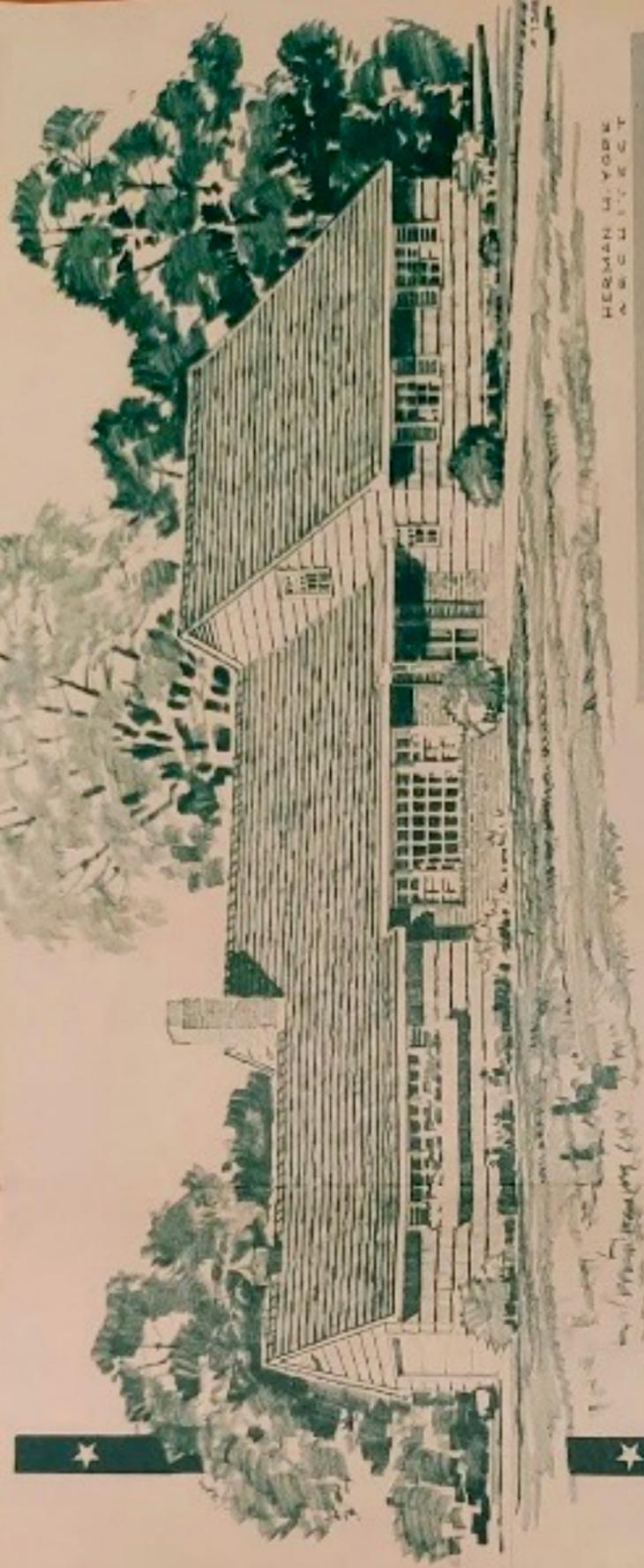
chard

the good taste and like a checkerboard treeless plain. Old new England settled land. The industry lanes, conform to an expanse of rest on the hillsides occupies approximately to be part of

appointed with the ect the refreshing tions, finished with low brick, have the omes. Among the ad fireplaces, and and carved in the

age of *Old Chester* Richard residences, s, equipped with d for time-saving on, in the thriving shops and other l. It enjoys excellent in the many the North Shore

was designed by



HERMAN H. YORK  
ARCHITECT

## *The Early American Farmhouse*

68 feet long, an unusual 1½ story dwelling with characteristic staggered rooflines. 7 rooms with 2 baths, dressing room, authentic Colonial fireplace set in random-width wood panelling, 2-car garage with storage areas and terrace. Includes very large attic complete with rough floor and heating risers, suitable for conversion into study or self-contained 4th bedroom with closets and 3rd bath. See page 5 for description of G-E custom-designed cooking center and other G-E equipment.



MAP OF  
**OLD CHESTER HILLS**  
SITUATED AT  
ELWOOD

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