

# 1310 Pearson

## *Special Features*

### *Exterior*

- Charming bungalow located on a large fully fenced lot
- Built in 1935
- Large covered front porch
- Brick, cement board, and wood exterior
- Oversized double car detached garage and covered carport
- Electric driveway gate and elongated driveway

### *Interior*

- Spacious rooms and high ceilings
- Hard surface flooring throughout
- Updated kitchen
- Partially finished second floor room and bath, accessible from the exterior

### *Kitchen – (15' x 8')*

- Breakfast bar
- Quartz counters with subway tile backsplash
- Shaker style cabinets
- White farmhouse single basin sink
- GE stainless steel gas range
- Frigidaire stainless steel refrigerator
- Samsung stainless steel dishwasher
- Stainless steel vent hood
- Wood plank tile flooring

### *Dining Area – (12' x 10')*

- Spacious room
- Hardwood floors
- White faux wood blinds
- Ceiling fan with light

### *Living Room – (15' x 12')*

- Built-in shelves
- Hardwood floors
- White faux wood blinds
- Recessed lighting and ceiling fan with light

### *Den – (22' x 13')*

- Located off the back of the home
- Custom built-in cabinets
- Large walk-in closet with built-in shelves
- Mini split cooling and heating system
- Tile floors

### *Primary Bedroom – (12' x 12')*

- Located off the front of the home
- Hardwood floors
- White faux wood blinds and blackout curtains
- Ceiling fan with light

### *Primary Bathroom – (8' x 5')*

- Situated between the two bedrooms
- Tub/shower combo with natural stone surround and decorative tile accents
- Wainscoting wall accents
- Pedestal sink
- Tile flooring

### *Guest Bedroom – (12' x 11')*

- Hardwood floors
- White faux wood blinds
- Ceiling fan with light

### *Guest Bath – (7' x 6')*

- Located off the family room and near the guest bedroom
- Walk-in shower with neutral tile surround
- Wainscoting wall accents
- Tile flooring