


**35 Pearl Street, Holbrook, NY 11741****Sold Price: \$475,000**

	<b>ML#: 3335788</b>	Residential	1 Family, Det	<b>LSC: CL</b>
	<b>Sec/Area:</b> <b>Devel:</b> <b>Hamlet:</b> <b>Taxes:</b> \$9,677.88 <b>Total Taxes:</b> \$9,677.88 <b>Dis:</b> 500 <b>Block:</b> 2.00 <b>Appx Yr Built:</b> 1970 <b>Yr Built Exception:</b>		<b>Style:</b> Ranch <b>Rooms:</b> 6 <b>Br:</b> 3 <b>Baths Full:</b> 2 <b>Lot Size:</b> .17 Acres <b>Lot Sqft:</b> 7405 <b>Zoning:</b> Residential <b>Adult Comm:</b> N <b>Year Renovated:</b> <b>New Constr:</b> N	

<b>School District:</b> Sachem	<b>Elementary School:</b>
<b>Jr High School:</b> Seneca Middle School	<b>High School:</b> Sachem High School North

<b>Cross Street:</b> Patrician Street	 <b>Walk Score®:</b> 31
<b>Directions:</b> Sunrise Hwy to Veterans Hwy, right onto Grundy Ave, right onto Pearl St	

<b>Location Features:</b>
<b>PUD:</b>

**Agent Only Remarks:** ---Both Homeowners Have Pre-Existing Conditions, So MASKS, Sanitized Hands & PROVIDED SHOE COVERS REQUIRED TO ENTER THE HOUSE; No Exceptions -- \*\*No Shows till Saturday August 7th\*\* Please request appointments through ShowingTime or call 631-585-8500; request an appt starting on the hour, half hour or quarter hour & you'll have up to 15 minutes in the home. // Please send offers to Kyle.Kollegger@elliman.com//631-521-3581 \*\*Safe in closet is excluded

**Public Remarks:** This Super Clean 3 Bedroom, 2 Bath Ranch Has All Of Your Bases Covered Including Kitchen w/SS Appliances & Granite Counters, Living Room, Dining Area & Family Room w/Wood Burning Stove, Hardwood Floors, LED Hi Hats, Lots Of Closets/Storage, Full Finished Basement, Garage & Young Roof All On A 75x100 Lot With Sidewalks & Ideally Located Around Corner From A Small Park...Come See For Yourself

<b>Property Characteristics</b>		
<b><u>Interior Features</u></b> <b>Interior Features:</b> Eat in Kitchen <b>Total Rooms Finished:</b> <b>Appearance:</b> <b>Appx Int Sqft:</b> 1400 <b>Basement:</b> Finished <b># Kitchens:</b> 1 <b>Attic:</b> Scuttle <b>Fireplaces:</b> 1	<b><u>Exteriors Features</u></b> <b>Exterior Features:</b> <b>Parking:</b> 1 Car Attached <b>Driveway:</b> Pvt <b>Construction:</b> Frame <b>Siding Description:</b> <b>Street Type:</b> PUBLIC <b>Other Structures:</b> <b>View:</b> <b>Lot Exposure:</b> <b>Building Size:</b>	<b><u>Utilities</u></b> <b>A/C:</b> Wall Units <b>Heating Fuel:</b> Oil <b>Heating Type:</b> Hot Water <b>Heat Zones:</b> <b>Sep HW Heater:</b> Yes <b>Hotwater:</b> Fuel Oil Stand Alone <b># of Heat Units:</b> <b># of Electric Meters:</b> <b># of Gas Meters:</b> <b>Garbage Removal:</b> <b>Water Description:</b> Municipal <b>Sewer Description:</b> Municipal <b>Included In Taxes:</b> <b>Permit:</b>

**Included:** Dishwasher, Dryer, Oven/Range, Refrigerator, Washer

**Personal Property Exclusions:**

**Modification Exclusions:** None

**Waterfront Features:**

**Water Frontage:**

**Building Features:** Hardwood Floors Exist

**Green Features:**

<b>Floor Plans</b>		
<b>Level</b>	<b>Type</b>	<b>Description</b>
1	Living Room	EIK w/ DA, LR, Den, Br1, Br2, Br3, Full Bath

<b>Additional Info</b>		
<b>Also For Rent:</b> N	<b>Auction Listing:</b>	<b>REO:</b> N
<b>Rental Income:</b>	<b>Auction Terms Sale Listing:</b>	<b>Supersedes ML#:</b>
<b>Tenant Pays:</b>	<b>Contract Vendee Listing:</b>	

<b>List Date:</b> 8/05/2021	<b>Original LP:</b> \$395,000	<b>Agreement Type:</b> Excl Right
<b>Exp Date:</b> 5/30/2022	<b>Prior LP:</b>	<b>Seller Agency Comp:</b> 0
<b>UC Date:</b> 8/17/2021	<b>List Price:</b> \$395,000	<b>Buyer Agency Comp:</b> 2.0%
<b>Prop Title Dte:</b> 10/09/2021	<b>Owner Financing:</b> N	<b>Broker Agency Comp:</b> 2.0%
<b>Title Date:</b> 11/09/2021	<b>Sold Price:</b> \$475,000	<i>Offers of compensation are for OneKey™ MLS Participants only.</i>
	<b>% Difference:</b> -20.3	<b>Concessions Paid by Seller:</b> 0
	<b>Mortgage Type:</b> Conv	
	<b>Final Mort:</b>	

Prepared by: Maria Veliz Premium Group Realty Corp (516) 243-7570

info@prealtyny.com 11/10/2021 1:17 PM

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**Withdrw/Rel Dte:**

**Obligation Dte:**

**W/R Conditions:**

**DOM: 5**

***Listing Office/Agent Info***

Douglas Elliman Real Estate ( DERE67)	631-758-2552	Bryn G Elliott	631-758-2552
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***Co-Listing Office/Agent Info***

Douglas Elliman Real Estate ( DERE67)	631-758-2552	Kyle D Kollegger	631-521-3581
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***Selling/Co Selling Office/Agent Info***

Premium Group Realty Corp ( PRMN01)	516-243-7570	George Davalos	516-243-7570
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**Occupancy:** On Title

**Owner:** Hsia

**Offers:** Cannot be Present

**Moved From:** East Patchogue

**Purchaser:** Masache

**Show Instr:** See Broker Remarks

**Status/Show#:** 631-585-8500

**Lockbox:**

**Neg Dir:** N

**Access Showing:**