



List Price: \$179,900
Closing Price:
#Bedrooms: 3
Full Baths: 2
Half Baths: 0
Year Built: 1973
Modular Y/N: No
Apx H/C SqFt: 2,400
Apx SqFt Source: Owner
Acreage: 0.34
Lot Size: 100x125x146x118
Zoning: Single Family Residential
County: Harrison
Flood Insurance Required?: No
Annual Flood Insurance:
Sub-Type: Single Family Residence
List Price Sqft: 74.96
Sold Price/SqFt:
N or S of I-10: South
N or S of CSX Railroad Track: N
Manuf./Mobile: No
Subdivision: Sunkist Manor
Community Of:
Parcel Number: 1109h-01-052.000

Directions to Property: Poppys Ferry Rd. to Country Club Rd. to Lackland Dr. Sunkist Manor Subdivision.
Legal: DR: 0065/0456 00/00/0000- LOT 53 SUNKIST MANOR 4TH ADD. SUNKIST MANOR SUBD 4TH ADD

Homestead Y/N: Yes
Condo/HO Fees: No \$0
Potential Short Sale: No
3rd Party/Bank Owned: No
Other Condo/HO Fees: \$0
Annual Home Insurance:
Annual Flood Insurance:
Estimated Annual Taxes: \$408

School District: Biloxi
Elementary School: North Bay
Junior/Middle School: Biloxi Jr. High
Senior High School: Biloxi

Public Remarks: Beautiful and a must see! Formal and informal living areas, formal and informal dining areas and both bathrooms have been updated offering tall vanities. A lot of pretty hardwood floors too. The interior and exterior heat and air units are only 4 years old. The back yard is fenced and looks like paradise with multiple areas designed for entertaining or just relaxing with family and friends. The center of the main deck can be cut out to accommodate a hot tub. The double garage can easily be converted back and there's a sprinkler system the services the front and side yards on separate water meter.

Rooms: Breakfast Room; Den/Family Room; Formal Dining Room; Formal Living Room; Utility Room Inside
Interior Features: Attic Storage; Ceiling Fan; Fireplace; Sliding Glass Door; Window Treatments
Equipment/Appliances: Dishwasher; Disposal; Microwave; Range/Oven; Refrigerator
Flooring: Carpet; Natural Wood; Ceramic Tile
Walls: Sheet Rock
Cooling System: Central Electric
Heat System: Central Gas
Heat Fuel: Natural Gas
Water: City Water
Water Heater: Gas; Over 40 Gallons
Sewer: City Sewer
Parking: Driveway
Exterior: Brick Veneer
Exterior Features: Curbs; Deck; Fenced Yard; Gutters & Downspouts; Other - See Remarks; Patio; Sprinkler System; Workshop
Foundation: Slab
Recreation/Amenities: Near Entertainment; Near Golf Course
Miscellaneous: Under One Acre
Waterfront: Near Beach
Handicap: Adaptable
Approx Age Code: Older Home 25 Years
Type: House
Levels: One
Showing: Call LA for Appt.; Electronic Keybox
Occupancy: Owner
Possession: Covered in Contract
Acceptable Financing: Conventional; FHA; VA Loan

Room Name	Room Level	Length	Width	Remarks
Formal Living Room				
Formal Dining Room				
Den/Family Room				
Breakfast Room				

Room Name	Room Level	Length	Width	Remarks
Utility Room Inside				



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