

4059487**107 Whispering Oaks Drive Pass Christian, MS 39571****Residential Active**

List Price:	\$603,900	Sub-Type:	Single Family Residence
Bedrooms:	3	Approx Lot Size Acres:	0.11
Bathrooms Total:	3	Lot Size Dimensions:	59x78x58x79
Bathrooms Full:	2	Subdivision:	Whispering Oaks
Bathrooms Half:	1	County:	Harrison
Bathrooms Three Quarter:	0	N or S of CSX RR:	S
Approx H/C SqFt:	2,020	N or S of I-10:	S
SqFt Source:	Appraiser	New Construction:	No
List Price Sqft:	\$298.96	Property Condition:	Move In Ready
Year Built:	2020 (Public Records)	Additional Exemptions Y/N:	No
Total Floors:	2		
Buyer Agency Comp:	3%		

Legal Description: LOT 4 WHISPERING OAKS SUB SEC 25-8-13**Parcel #:** 0313g-03-032.008**Directions to Property:** Hwy. 90 to Whispering Oaks Dr.**Association:** No

Tax Year: 2022
Tax Annual Amount: 3,892
Leasehold Y/N: No
Homestead Y/N: No

Flood Insurance Required?: Yes
Covenants Y/N: No

School: Pass Christian Public
District: Dist
High School: Pass Christian

Public Remarks: Absolutely stunning home within walking distance to the beach. Enjoy beautiful views from your covered front porch. This lovely home offers triple crown molding, 10 foot ceilings and 8 foot doors throughout. Fabulous kitchen with all stainless GE appliances, farmhouse sink, island/breakfast bar, 36" gas cooktop, wall oven/microwave combo, beautiful solid countertops with subway tile backsplash, custom soft-close cabinets, custom shelving in pantry. Kitchen opens to the living room with 38" electric fireplace and ample room to entertain or relax. Study, library, office located off entry foyer. Owner's Suite has a spa-like bath design. Walk-in closet with custom shelves, walk-in shower with floor to ceiling tile, double vanity. Second level offers two bedrooms and full bath. Home is built up on a 4-foot brick chainwall and comes with a whole house 24 kw generator with automatic transfer switch. No home owner association or covenants plus the home is located in Pass Christian's award winning school district. Buyer and buyer's agent to verify all. Ridge Vent installed June 2023

Showing Requirements: Lockbox Location: Front Door**Accessibility Features:** No**Levels:** Two**Walls - Interior:** Sheetrock**Window Features:** Blinds; Screens**Flooring:** Carpet; Laminated**Bathroom Features:** Bidet; Double Vanity; Walk-In Shower**Special Purpose Rooms:** Family Room/Dining Combo**Roof:** Architectural Shingles**Foundation Details:** Chainwall**Heating:** Central; Electric**Fireplace:** Yes**Fireplaces Total:** 1**Fireplace Features:** Electric; Living Room**Cooling:** Ceiling Fan(s); Central Air; Electric

Appliances: Dishwasher; Disposal; Gas Cooktop; Gas Water Heater; Microwave; Oven - Built-In Electric; Refrigerator; Tankless Water Heater

Kitchen Features: Custom Cabinets; Farm Sink; Kitchen Island; Kitchen/Family Room Combo; Kitchen/Family Room View; Solid Surface Counters; Walk-in Pantry

Laundry Features: Electric Dryer Hookup; Inside; Laundry Room

Structure Type: House**Exterior Construction/Siding:** HardiPlank Type**Garage Spaces:** 2**Carpport Spaces:** 0

Parking Features: Concrete; Garage Door Opener; Inside Entrance; Lighted; Parking Pad

Driveway Features: Concrete Drive; Rear Entrance**Patio And Porch Features:** Front Porch**Pool:** No**Waterfront Features:** Waterfront: Yes; Beach Access; View**Lot Features:** City Lot; Level; Views**Listing Terms:** Cash; Conventional; VA Loan

Sewer: Public Sewer

Utilities: Cable Available

Water Heater: Natural Gas; Tankless

Water Source: Public

Room Type: Game Room; Game Room Level: Main

Interior Features: Breakfast Bar; Ceiling Fan(s); Crown Molding; Double Vanity; Eat-in Kitchen; Entrance Foyer; High Ceilings; His and Hers Closets; Kitchen Island; Natural Woodwork; Open Floorplan; Pantry; Primary Downstairs; Recessed Lighting; Split Plan; Walk-In Closet(s)

Exterior Features: Lighting; Private Entrance; Rain Gutters

Room Name	Level	Remarks
Game Room	Main	

Beth Arnold

CRS,ABR,GRI

Beth Arnold Realty, LLC

5130-A Beatline Rd.

Long Beach, MS 39560

228-861-7458

228-284-1700

betharnold.helpingyoubuyandsell@gmail.com

<http://www.betharnold.net>

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