

4075126

25401 Notre Dame Avenue Pass Christian, MS 39571  
Residential Active



<b>List Price:</b>	<b>\$825,000</b>	<b>Sub-Type:</b>	Single Family Residence
<b>Bedrooms:</b>	3	<b>Approx Lot Size</b>	3.6
<b>Bathrooms Total:</b>	2	<b>Acres:</b>	
<b>Bathrooms Full:</b>	2	<b>Subdivision:</b>	Metes And Bounds
<b>Bathrooms Half:</b>	0	<b>County:</b>	Harrison
<b>Bathrooms Three</b>	0	<b>N or S of CSX RR:</b>	N
<b>Quarter:</b>		<b>N or S of I-10:</b>	N
<b>Approx H/C SqFt:</b>	2,339	<b>New Construction:</b>	No
<b>SqFt Source:</b>	Appraiser	<b>Builder Model:</b>	
<b>List Price Sqft:</b>	\$352.71	<b>Property</b>	Move In Ready
<b>Year Built:</b>	2007	<b>Condition:</b>	
	(Owner)	<b>Additional</b>	Yes
<b>Total Floors:</b>	1	<b>Exemptions Y/N:</b>	
<b>Buyer Agency Comp:</b>	2.5%	<b>Exemption Type:</b>	Over 65
		<b>Sold In Previous</b>	No
		<b>12 Months:</b>	

**Legal Description:** LIFE ESTATE -2015-5366- (3.6 AC) BEG 325.4 FT S OF INTER OF FATHER SORIN LANE & NOTRE DAME AVE E 245.6 FT S 373.5 FT TO BAYOU DELISLE MEANDER ALONG BAYOU 500 FT M/L N 1134.6 FT M/L TO POB PART OF SEC 2-8-13

**Parcel #:** 0311f-01-015.000

<b>Association:</b> No	<b>Tax Year:</b> 2023	<b>Flood Insurance Required?:</b> Yes
	<b>Tax Annual Amount:</b> 1,013	<b>Annual Flood Ins:</b> \$1,136
	<b>Leasehold Y/N:</b> No	<b>Covenants Y/N:</b> No
	<b>Homestead Y/N:</b> Yes	
	<b>Homestead Yr:</b> 2024	

**School District:** Pass Christian Public Dist

**Elementary School:** Delisle

**Middle or Junior School:** Pass Christian Middle School

**High School:** Pass Christian

**Public Remarks:** This could be your serene waterfront life! Live comfortably in the 3 bedroom, 2 bath, 2339 Sq. Ft. home and watch Heron, Egrets, and Seagulls fly over your spacious 3.6 acre property as you drink your coffee on the porch. Timeless natural beauty on the bayou where you can moor your boat in front or keep it in storage just 3 miles away. Boat launches nearby. Fishing, Crabbing, Canoeing and just a short boat ride to downtown Bay St. Louis restaurants and clubs. For Golf enthusiasts there's multiple, fabulous Golf Courses nearby. Serenity and privacy abounds. This is more than a home, it's a lifestyle!

<b>Showing Requirements:</b> Lockbox Location: Front Door	<b>Structure Type:</b> House
<b>Accessibility Features:</b> No	<b>Other Structures:</b> Shed(s); Storage
<b>Levels:</b> One and One Half	<b>Exterior Construction/Siding:</b> Brick Veneer; Vinyl
<b>Attic Features:</b> Attic: Yes; Pull Down Stair Unit	<b>Garage Spaces:</b> 0
<b>Walls - Interior:</b> Sheetrock	<b>Carpport Spaces:</b> 2
<b>Window Features:</b> Window Treatments	<b>Parking Features:</b> Parking Total: 2; Attached Carport; Driveway
<b>Flooring:</b> Laminate; Luxury Vinyl	<b>Driveway Features:</b> Gravel Drive
<b>Roof:</b> Architectural Shingles	<b>Community Features:</b> Boating; Fishing; Near Entertainment
<b>Foundation Details:</b> Chainwall; Pilings/Steel/Wood	<b>Patio And Porch Features:</b> Deck; Porch
<b>Heating:</b> Central; Electric; Heat Pump	<b>Pool:</b> No
<b>Fireplace:</b> Yes	<b>Waterfront Features:</b> Waterfront: Yes; Bay; Bayou; Canal Front; View; Waterfront
<b>Fireplaces Total:</b> 1	<b>Listing Terms:</b> Cash; Conventional; FHA; VA Loan
<b>Fireplace Features:</b> Den; Electric	<b>Disclosures:</b> Flood Insurance Required
<b>Cooling:</b> Ceiling Fan(s); Central Air	<b>Flood Insurance:</b> No Previous Flood Inside
<b>Appliances:</b> Electric Range; Free-Standing Refrigerator; Microwave	
<b>Laundry Features:</b> Electric Dryer Hookup; Inside; Laundry Room	
<b>Sewer:</b> Public Sewer	
<b>Utilities:</b> Cable Available; Electricity Connected; Sewer Available; Water Available	

**Water Heater:** 40 Gallons or Less; Electric

**Water Source:** Well

**Room Type:** Bathroom; Bathroom Level: Main; Bedroom; Bedroom Level: Main; Den; Den Level: Main; Great Room; Great Room Level: Main; Kitchen; Kitchen Level: Main; Primary Bathroom; Primary Bathroom Level: Main; Primary Bedroom; Primary Bedroom Level: Main; Utility Room; Utility Room Level: Main

**Interior Features:** Ceiling Fan(s); High Ceilings; High Speed Internet; Walk-In Closet(s)

**Exterior Features:** Rain Gutters

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Room Name	Level	Remarks	Room Name	Level	Remarks
Den	Main		Utility Room	Main	
Great Room	Main		Primary Bedroom	Main	
Kitchen	Main		Primary Bathroom	Main	
Bedroom	Main				
Bathroom	Main				
Bedroom	Main				

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**Beth Arnold**

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