

REDUCED

\$760,000



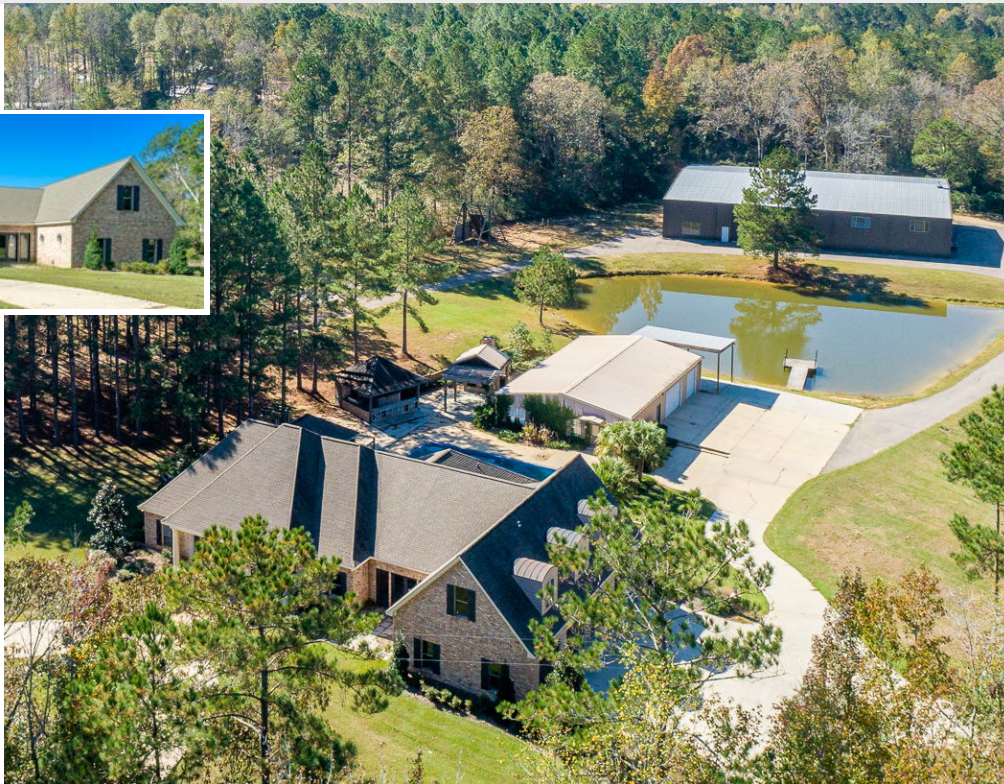
Large Custom Brick Home

123 Higgins Rd, Sumrall, MS

TMS# 162-03-022.001

Main Home Features

- 6 Bedrooms
- 3.5 Bathrooms
- 5073 sq ft
- 4.88 acres
- Pool with 2400 sq ft guest house
- Outdoor kitchen
- Small pond with dock
- 10,700 sq ft metal building



Scan to view
Property Video
& Virtual Tour



JEFF REAL ESTATE
MARTIN INC.

For inquiries, please contact:

Jennifer E. Martin, BIC - AARE - MBA | Liaison for USMS

Jeff Martin | Listing Agent

844.450.6200 | info@jmarealtor.com

KITCHEN: OPEN CONCEPT, GRANITE COUNTERTOPS W/ UNFINISHED EDGES, CUSTOM BRICKED ISLAND W/ BUTCHER BLOCK TOP

DINING ROOM: TRAY CEILING AND BUILT IN CHINA CABINETS

LIVING/GREAT ROOM: GAS FIREPLACE, BUILT IN BOOKSHELVES, OPENS TO SUNROOM

STUDY: BARN DOOR, RECLAIMED WOODEN ACCENT WALL



123 Higgins Rd, Sumrall, MS

TMS# 162-03-022.001

JEFF REAL ESTATE
MARTIN INC.

Jennifer E. Martin, BIC - AARE - MBA | Liaison for USMS

Jeff Martin | Listing Agent

844.450.6200 | info@jmarealtor.com

MASTER BEDROOM: BARN DOOR, BUILT IN VANITY AND SHELVES, OPENS TO SUNROOM

MASTER BATHROOM: SEPARATE SINK/COUNTERS, WALK-IN SHOWER W/ MULTIPLE SHOWER HEADS (ELECTRONICALLY CONTROLLED), FREE STANDING SOAKING TUBMASTER

CLOSETS: SEPARATE HIS & HERS OVERSIZED CLOSETS WITH WASHER & DRYER HOOKUP, BUILT IN SHELVES



123 Higgins Rd, Sumrall, MS

TMS# 162-03-022.001

JEFF REAL ESTATE
MARTIN INC.

Jennifer E. Martin, BIC - AARE - MBA | Liaison for USMS

Jeff Martin | Listing Agent

844.450.6200 | info@jmarealtor.com

SUNROOM: LARGE FLOOR TO CEILING WINDOWS OVERLOOKING THE POOL, TRAY LIGHTS, CEILING FANS, LIVE IVY GROWING IN CEILING

3 GUEST BEDROOMS AND TWO GUEST BATHROOMS: LOCATED ON THE FIRST FLOOR



123 Higgins Rd, Sumrall, MS

TMS# 162-03-022.001

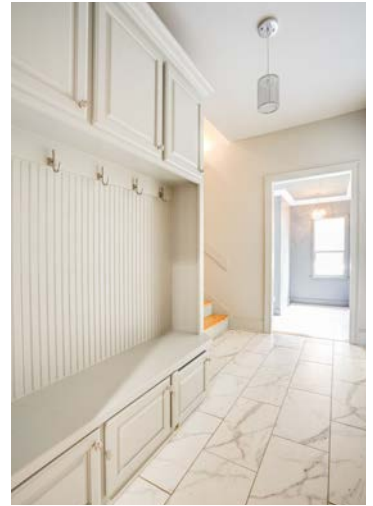


Jennifer E. Martin, BIC - AARE - MBA | Liaison for USMS
Jeff Martin | Listing Agent
844.450.6200 | info@jmarealtor.com

BONUS ROOM: ABOVE THE FOUR CAR GARAGE, ATTIC ACCESS AND OUTSIDE ACCESS VIA STAIRCASE AT REAR

MUD ROOM: BUILT IN HALLTREE/LOCKERS, LARGE OPEN SPACE

GAME ROOM: MARBLE INLAID FLOORING, ACCESS FROM OUTSIDE AND GARAGE, OPEN SPACE WITH SMALL READING NOOK



123 Higgins Rd, Sumrall, MS

TMS# 162-03-022.001

JEFF REAL ESTATE
MARTIN INC.

Jennifer E. Martin, BIC - AARE - MBA | Liaison for USMS

Jeff Martin | Listing Agent

844.450.6200 | info@jmarealtor.com

ADJACENT TO THE POOLHOUSE IS A PERGULA WITH A BRICK FIREPLACE AND MANTLE, OUTDOOR KITCHEN WITH COVERED BAR WITH SINK AND GRILL. THERE IS A SMALL POND WITH A DOCK AND ROAD ACCESS TO THE 126X85 (10,700 SF) TWO STORY METAL BUILDING THAT IS CLIMATE CONTROLLED WITH FOUR ROLL UP DOOR, CONCRETE FLOORS AND AN UPSTAIRS PARTY ROOM WITH BAR AND BATHROOM. THERE IS A ROPES COURSE JUST OUTSIDE OF THE METAL BUILDING AS WELL AS A 30X36 COVERED SHED WITH POWER.



123 Higgins Rd, Sumrall, MS

TMS# 162-03-022.001



Jennifer E. Martin, BIC - AARE - MBA | Liaison for USMS
 Jeff Martin | Listing Agent
 844.450.6200 | info@jmarealtor.com