



## **OFFERED FOR SALE or Swap at \$379,000**

STUNNING property on nearly one acre located in the heart of Hattiesburg, Mississippi. This four-bedroom, three bath home includes a gorgeous great room with heart pine flooring, granite kitchen countertops, brick kitchen flooring, stainless steel appliances with gas cooktop, and much more that you must see to appreciate. The 2930 sq ft house features a great floor plan with spacious rooms including the master bedroom and two other bedrooms on the main floor and a guest bedroom suite upstairs.

- ✓ Secluded, peaceful, and friendly neighborhood.
- ✓ Easy access to downtown Hattiesburg, Southern Mississippi University and shopping.
- ✓ Well-conceived floor plan, superior construction, and loads of storage space.
- ✓ Professionally landscaped and manicured nearly one-acre grounds with mixed pine and hardwood trees.
- ✓ Newly installed ATT fiber optic for Internet streaming and TV at superfast nearly 1000 mbs download rates.
- ✓ New Trane natural gas furnace and air conditioning system.
- ✓ Basement conversion to serve as a combination workshop, storage area and storm shelter.
- ✓ Additional property improvements including a brick mailbox, backyard fountain, arbor with swing, exterior lighting, security system, and professional landscaping.

### **What buyers might like most about this property:**

- Secluded, peaceful, and friendly neighborhood.
- Quick and easy access to downtown Hattiesburg, Southern Mississippi University, and shopping.
- Well-conceived floor plan, superior construction, and loads of storage space including easy access from the upstairs bonus room. Professional landscape including arbor, fountains and fish pond.
- Uncommon basement storage and workbench enabling you to maintain an uncluttered garage.
- Cozy backyard deck that will make you feel like you are high up in a tree house deep in the forest.
- Soulful sounding early morning train whistle to remind you just how good it is to be home.
- Blending of the house and grounds to perfection.

Tour this property online at:

**[WWW.K4QKY.COM](http://WWW.K4QKY.COM)**

Don and Pat Snodgrass, owners  
66 Longwood Drive, Hattiesburg, MS  
601-658-2808