

923 Scenic Drive

Pass Christian, Mississippi
Information package



*A century of
beachfront luxury*

MLS property info

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Property Amenities



Main building

Originally built in 1920, the main residence features a concrete stucco exterior, terra cotta hip roof, and steel understructure, with a stucco-and-wrought-iron fence surrounding much of the property.

Upstairs, three full bedrooms include recently refreshed en suite baths, while downstairs includes the wood-paneled library, airy sitting room and foyer, formal dining room, cheery sunroom, spacious utility room, and two half baths. The newly-remodeled kitchen centers around the enormous stone-topped island, complete with prep sink, overlooking the poolside.



Guest house

This gorgeous guest house offers understated luxury throughout, starting with an array of premium kitchen appliances from Delta-based manufacturer Viking: refrigerator, gas range, ice machine, dishwasher, microwave, and trash compactor. A pot-filler, an undermount double sink, and stone countertops complete the kitchen complement. The rest of the tiled ground level includes dining space, living space, and a three-quarter bathroom including handicap-accessible shower and washer/dryer hookups.

Upstairs features both bedrooms plus a kitchenette with sink and room for a fridge, with hardwood flooring throughout. One tiled bathroom includes a double vanity with stone countertops and a terrific view overlooking the pool, plus a balcony. Constructed on a slab foundation with stucco exterior.

Property Amenities



2.4 acres

The main property parcel, stretching from Scenic Drive to the back of the large workshop, features lush, mature oak trees and plenty of sunny lawns. Purchasers of the home have the option to buy another two acres separately (see below).



Luxury finishings

Luxury finishings include include flooring of marble tile and clear (top-grade) heart pine timber, plaster mouldings, beautiful staircase woodwork, and exquisite hardware throughout, such as leaded glass doors.



Apartment building

This two-story structure features a 3BD/2BA apartment upstairs with all-new windows, plus a workshop downstairs with two single-entry garage doors and plenty of storage. Slab foundation and wood siding exterior.



Back acreage (optional)

Nearly two acres of live oaks and sunny lawns, with direct gate access to Second Street.

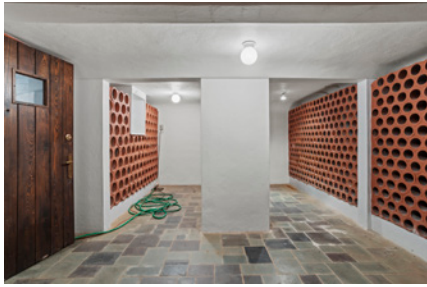
Purchaser of the house can choose to buy this additional land or not, but it cannot be sold by itself.

Property Amenities



Front median

Three-quarters of an acre sweeping down to Highway 90 and the white-sand beach overlooking the Gulf of Mexico.



Wine cellar

Built into the Scenic Drive bluff itself, this wine cellar can hold more than 1,200 bottles of wine in chilled comfort.



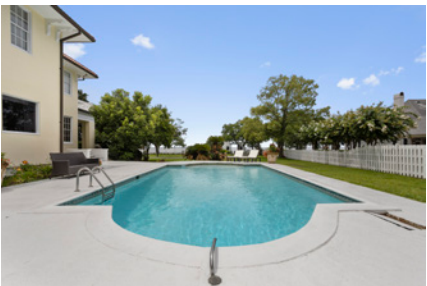
Pool building

The perfect studio-style guest space, featuring a kitchenette and three-quarter bathroom. Features slate flooring, slab foundation, and stucco exterior.



Workshop/storage building

Features three roll-up doors, a half bath, electrical power, water, and plenty of room for all your toys. Slab foundation with stucco exterior.



Full-size pool

This chlorinated, plaster-sided pool on the west side of the house is the perfect relaxation spot with views of the beach.



Tennis/pickleball court (optional)

A full-sized hard-surface tennis court, recently resurfaced with pickleball markings to give you the best of both playing worlds. Part of the back acreage that is available separately.

Renovations & Social History

The sellers upgraded the terra cotta roof and copper gutters following minor damage from Hurricane Katrina. After removing the existing terra cotta roof tiles from the roof substrate decking, they installed a membrane shield roof underlayment (both a new 30-pound felt and a new 43-pound felt, along with peel-and-stick waterproofing membrane), and resecured the tiles. Additionally, they updated all gutters and downspouts with copper replacements, including leaf guard covers over the gutters. No other known or documented damage to the house occurred during Hurricane Katrina.

The house has a richly documented social history throughout the years. After its initial construction for the for the Soria and Soulé families of New Orleans, it later served in the 1950s and 1960s as the main campus of the Kern School, a private school for many Coastians. The house has been home to four rulers of Carnival, and has hosted two Senate Majority Leaders, a presidential candidate, and many senators, governors, and other celebrities.

The main chandelier and front gates are said to come from to the king of New Orleans hotels, the St. Charles, which stood in the Crescent City for nearly 140 years.

Utilities

Electric - Miss. Power

Water/sewer - City of Pass Christian

Trash - Waste Management

Gas - Delta Utilities

Cable/Internet - Sparklight, AT&T

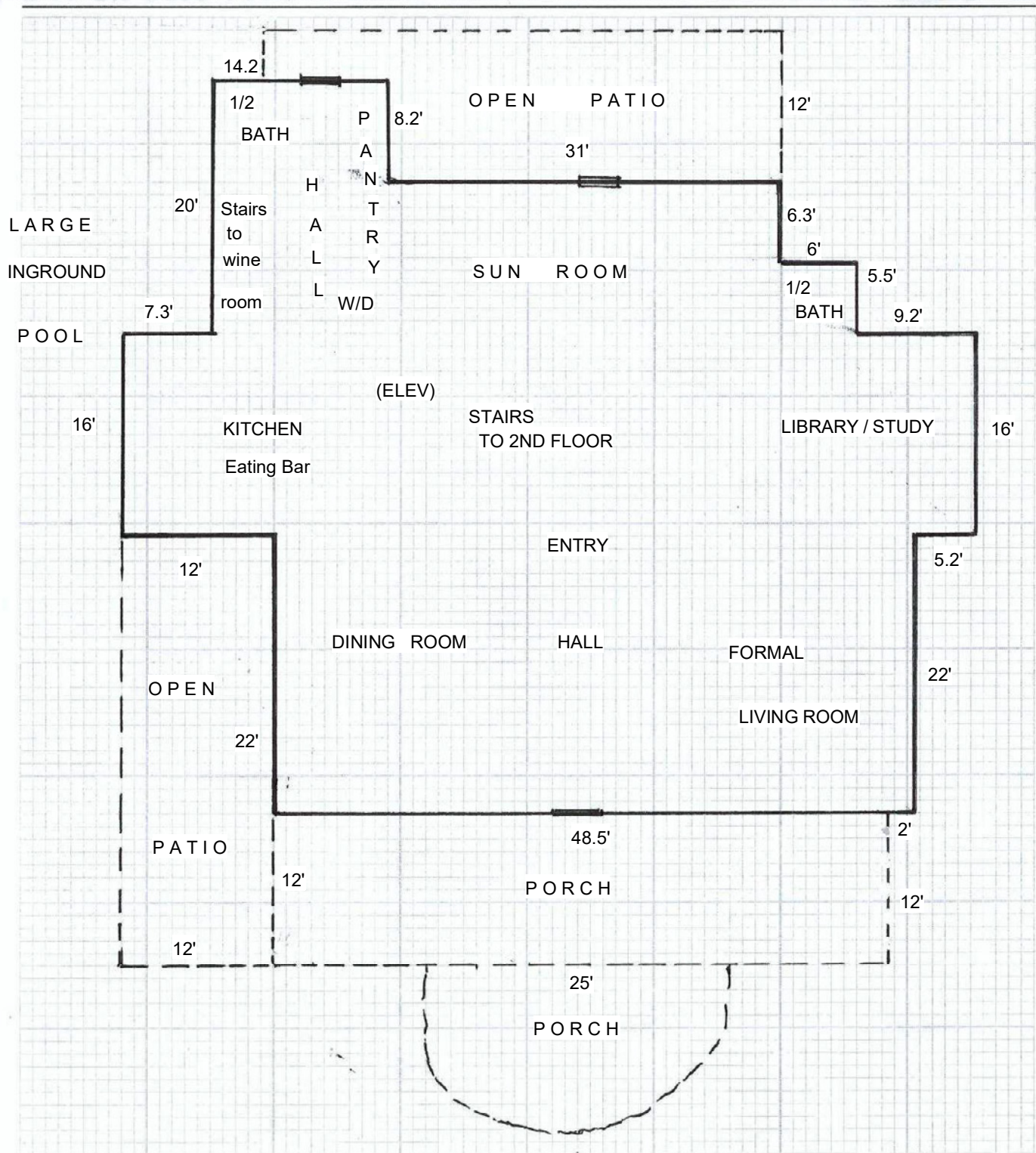
Property map



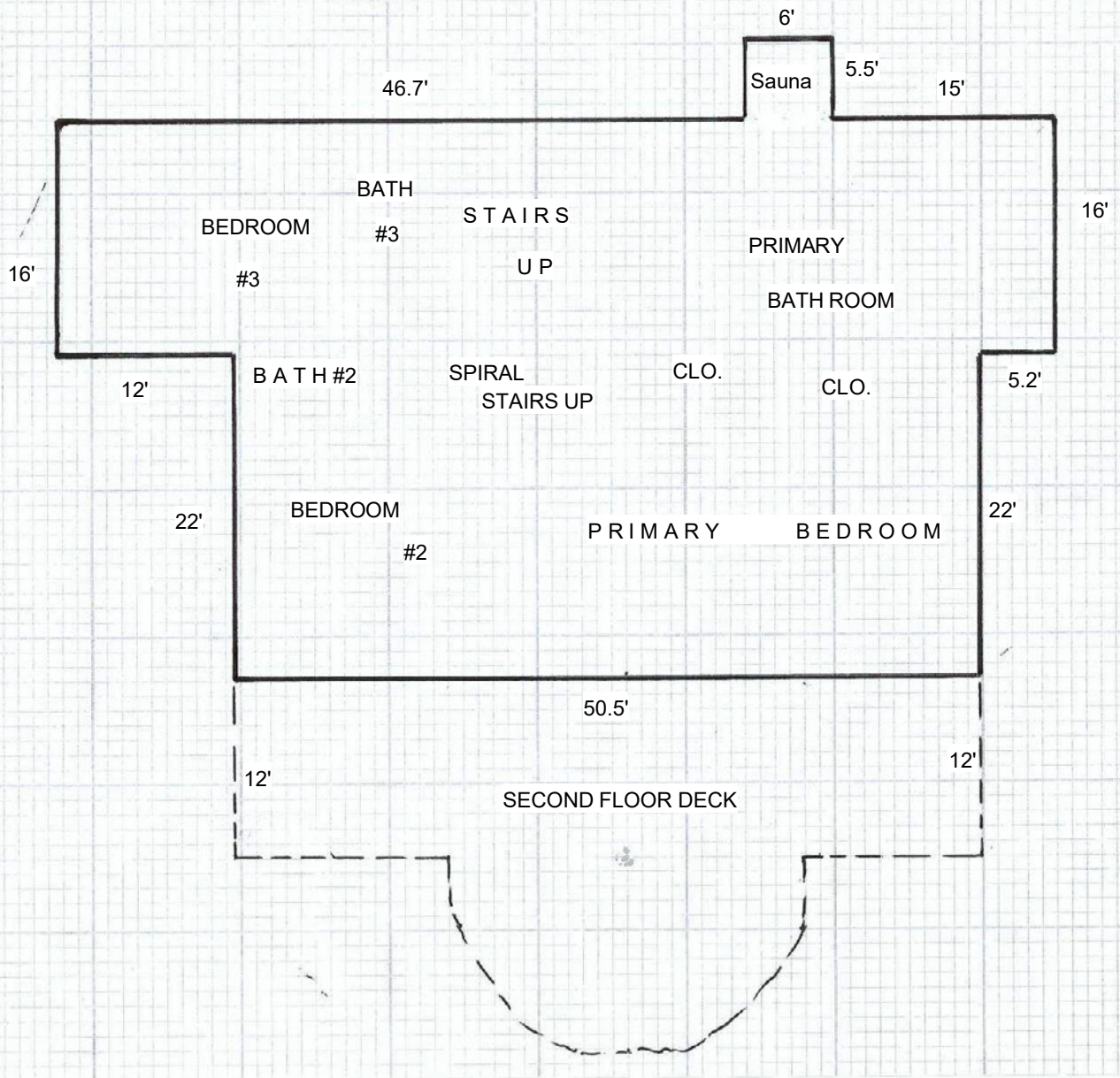
Property flood map



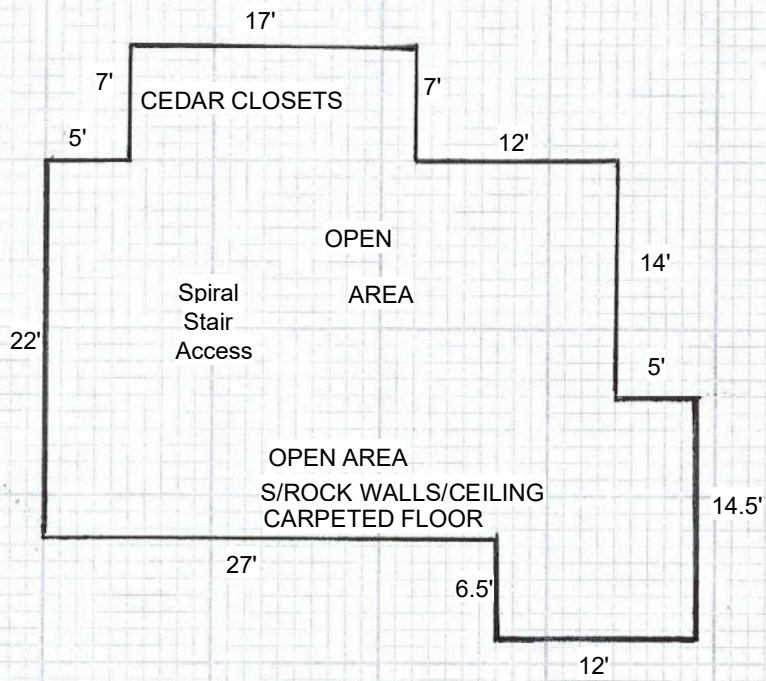
Appraisal diagrams



SECOND FLOOR



THIRD FLOOR
HEATED/COOLED



Gross Living Area (GLA) <u>6,089</u> s.f.			
Gross Building Area (GBA) <u>9,082</u> s.f.			
Areas		Square Footage	
Basement	<u>0</u>	s.f.	<u>0</u> % of GBA
Level 1	<u>2,877</u>	s.f.	<u>32</u> % of GBA
Level 2	<u>2,227</u>	s.f.	<u>25</u> % of GBA
Level 3	<u>985</u>	s.f.	<u>11</u> % of GBA
Garage	<u>0</u>	s.f.	<u>0</u> % of GBA
Other	<u>2,993</u>	s.f.	<u>33</u> % of GBA

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TWO STORY COTTAGE BEHIND THE MAIN HOME

