

IN DEPTH PROPERTY DETAILS FOR 42 Boone Rd. Perkinston, MS 39573

Main House – Built in 2004 (2000 sqft)

Shop – Built in 2006

Cabin – Built in 2020

Barn – Built in 2022

Carport – Built in 2021

Internet – Pearl Comm

Roof – Shingles Replaced May 24, 2021

HVAC and Duct – Replaced in 2021

Master Bath Water Heater – 2025

Extra Bath Water Heater – When Home Was Built

Septic – Brand New Tank and Field Line

Well – Replaced Tank in 2025 Pump and Pump Valve in 2020

Whole Inside Main Home Painted – 2025

JBL Speakers Throughout Main Home

Stove Hood Vent – Replaced May 2025 (AirKing)

Flooring – Whole Home Replaced in May 2025

New Angle Valves in Both Toilets Replaced – May 2025

GE Stove – Replaced in May 2025

GE Dishwasher – Replaced in May 2025

Hight Tunnel with Black Shade Cloth – March 2020

High Tunnel with White Shade Cloth – June 2020

High Tunnel at Cabin – July 2021

Front Pond Built in July 2020

Back Pond Built in July 2020

MAIN HOME DETAILS

Kitchen:

Kitchen Island is on wheels and can be moved around.
Recessed Lighting
Built in Home Speakers
Under Counter Lighting
Custom Oak Cabinets with Ceramic Tile Countertops
Pull Out Spice Shelf
New Stove, Vent Hood and Dishwasher (No Refrigerator)
Ice Maker Line for Refrigerator

Living Room:

Built in Entertainment Center
Exposed Beams in the Ceiling
Columned Entrance from Foyer
12 Foot Ceiling Height
Recessed Lighting
Built in Home Speakers
Electric Plugs in Baseboard
Ceiling Fan
Door That Leads to the 10x30 Deck
Ceramic Tile and Chimney (Wood Heater Ready or Can Convert Back to Fireplace)

Foyer:

10 Foot Ceiling Height
Chandelier
Recessed Lighting
HVAC Closet
Coat Closet

Office/Front Bedroom:

12x12 Room
Bay Windows
Ceiling Fan
Built in Home Speakers
Main Electrical Panel (Right Side of Closet)
Extra Flooring and Trim in Closet

Hall Bath:

Toilet (Handicap)
Tub/Shower Combo
Exhaust Fan
Medicine Cabinet
Sink (Vanity)

Guest Bedroom:

Ceiling Fan
Built in Home Speakers
Closet
Water Heater (30 gal) in Closet

Dining Room:

Bay windows with Custom Vinyl Blinds
Electrical Plugs in Baseboards Around the Room
Tray Ceiling with Rope Lighting
10 Foot Ceiling (11 Foot Tray)
Built in Pantry Shelving
Double Glass Doors Leading to Kitchen
Chandelier
Two Mounted Lanterns
Solid Glass Door Leading Outside (Storm Door)
Built in Home Speakers
Recessed Lighting

Master Bedroom:

Tray Ceiling with Rope Lighting
8 ft Ceiling (9 Foot Tray)
Ceiling Fan
Built in Home Speakers
Recessed Lighting
Large Walk in Closet

Master Bath:

Shower with Hanicap Bar and Seats on Two Sides
Jacuzzi Tub (Cleaned July 2025 – Extra Cleaner Left)
Sink/Vanity
Separate Toilet Room
Water Heater 40 gallon (New in 2025)
Recessed Lighting
Built in Home Speakers

Laundry Room:

Washer and Dryer Hookup
Pull Down Attic Staircase With Lots of Storage in Attic (Can Be Used for Additional Living Space)
Built in Pantry

OTHER STRUCTURES DETAILS

Detached Separate Carport:

Kitchen Cabinets with Sink and Stove (Propane)
Water Heater (15 Gallon)
Two Rooms (One Has Ice Maker Hookup and Electrical Panel)
One Room is Set up for Shower, Toilet and Sink (Not Hooked Up to Septic)
Back Porch-Space for a Bricked BBQ Grill
Two Ceiling Fans
Concrete Slab
Electric Plugs All Around Walls
Pull Down Attic Staircase With Lots of Storage in the Attic (Can Be Used for Additional Living Space)
One Door Going to House
One Door Going to Back Porch
Carport for Vehicles

Barn:

Built in 2022
Poplar Wood Stained with Mission Brown Ready Seal
Floored on Second Story
30x40 Feet in Size
Addition for Livestock (10x30)
Stalls for Animals

Shop:

Built in 2006
Open Pole Shop
Skinning Room
Greenhouse with Tufftex Panels on Back
Room with Toilet Room and a Sink
Walk in Cooler (Needs AC Unit and Coolbot)
Animal Shelters on Each Side of Shop
Corral
Second Story Partially Floored.

Underground Cellar (In Process of Remodel):

Built in 2006
Two Rooms (8x12 and 12x12)
Termite Damage

Off Grid Cabin:

Built in 2020
Wired for Electricity
Solar (12 Volt) Generator
Plumbed for a Well
Pecan Wood Kitchen Counters
Custom Pine Cabinets
Poplar Countertops in Bathroom
Claw Foot Tub (From the Early 1900's)
Working Fireplace and Blower
Stone Wall and Hearth Around Fireplace
Wood Floors with Ceramic Tile in Bath and Doorways
On Demand Hot Water Heater
Solar Panels
Cedar Log as Mantle

PLANTS/TREES/HERBS DETAILS

Fruit / Nut / Berry Trees:

Blueberries, Huckleberries, Blackberries, Peach (White and Yellow), Apple, Plum, Mayhaw, Scuppernongs, Muscadines, Pears, Figs, Mulberries, Persimmons, Apricots, Banana, Citrus Trees (Don't Know Variety), Pecan, Oak (Saw Tooth), Hickory.

Herbs:

Lemongrass, Yarrow, Rosemary, Ginger, Lemon Sage, Garlic Chives, Mint (In Greenhouse-White), Asparagus (In Greenhouse-Black), Freedom Blackberries (In Greenhouse-Black)