

46 FAIRVIEW TRL

46 FAIRVIEW TRAIL, BYHALIA, MS 38611-7316

\$525,000

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Designed with both everyday living and entertaining in mind, this 4-bedroom, 3.5-bath home offers a spacious floor plan and features that are increasingly difficult to find. The main level includes 3 bedrooms and 2.5 baths, while upstairs offers a private 4th bedroom with a full bath that also works well as a bonus room, media room, guest suite, or flex space. The welcoming foyer opens into a spacious great room highlighted by custom built-in shelving and abundant natural light. The kitchen is equipped with quartz countertops, double ovens, a 5-burner gas cooktop, and ample workspace for meal preparation and gatherings.

**Garage Count: 2 Car Garage,
Interior: Wet Bar,
Age: 1-5 Years Old,
General: Ceiling Fan(s),
Cooling: Central A/C**

\$525,000

Just off the garage entrance, a convenient drop station helps keep daily life organized, while the laundry room offers additional cabinetry and two storage closets. The primary suite is generously sized and accompanied by an absolutely impressive primary bath designed with comfort in mind. Additional interior features include extensive crown molding, soft-close cabinetry hardware, and thoughtful storage throughout the home. Outside, you'll find one of the property's standout features—a large covered L-shaped back porch overlooking a private backyard, extra space for grilling, creating an inviting space for relaxing or entertaining. The extended driveway, added circle drive, covered front porch, and oversized garage with a 16x7 storage nook provide exceptional functionality and parking flexibility. In the country with only 10 minutes to all the conveniences in Olive Branch and 3 minutes to I-269 for a very desirable commute to Memphis, Tunica, and Collierville. (Third party approval will be needed so allow a minimum of 60+ days to move in.)

