

13 Montgomery Lane Canton Madison Co
13 Montgomery Lane
Canton, MS 39046

\$385,000
4.15± Acres
Madison County



**13 Montgomery Lane Canton Madison Co
Canton, MS / Madison County**

SUMMARY

Address

13 Montgomery Lane

City, State Zip

Canton, MS 39046

County

Madison County

Type

Residential Property

Latitude / Longitude

32.601469 / -89.990973

Dwelling Square Feet

3,283

Bedrooms / Bathrooms

4 / 3.5

Acreage

4.15

Price

\$385,000

Property Website

<https://www.mossyoakproperties.com/property/13-montgomery-lane-canton-madison-co-madison-mississippi/113199/>



PROPERTY DESCRIPTION

A One-of-a-Kind Architectural Home Nestled Among Towering Hardwoods and Pines

This custom-built contemporary home blends timeless design with the warmth of natural surroundings.

Tall ceilings, dramatic rooflines, expansive windows, and thoughtfully designed living spaces create an inviting atmosphere filled with natural light.

The stunning great room serves as the heart of the home, featuring exposed wood accents, a floor-to-ceiling brick fireplace with custom built-ins, and beautiful hardwood floors.

The spacious kitchen offers abundant cabinetry, a center island, and an adjoining breakfast area overlooking the beautifully landscaped grounds.

Outside has winding walkways, mature trees, lush gardens, and peaceful outdoor living spaces providing a private, relaxing setting rarely found.

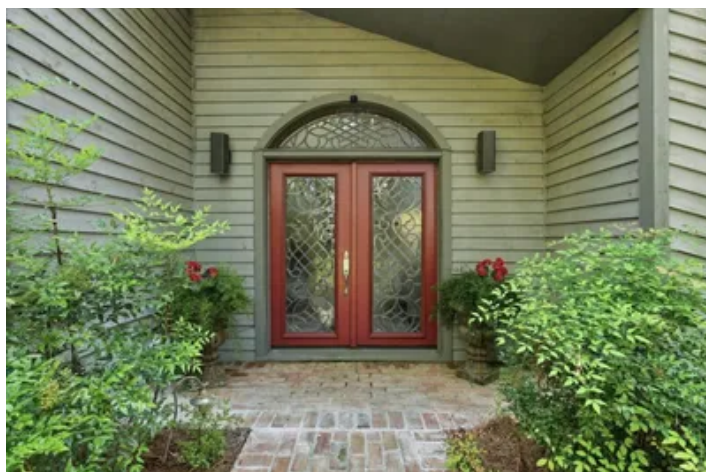
Built in 1985 with a design that remains as distinctive today as it was then, this home is perfect for buyers seeking character, architectural interest, and a property unlike anything else on the market.

And, not to mention just a quick golf cart ride to the Country Club of Canton to play golf, swim and grab a bite to eat at The Turn restaurant.

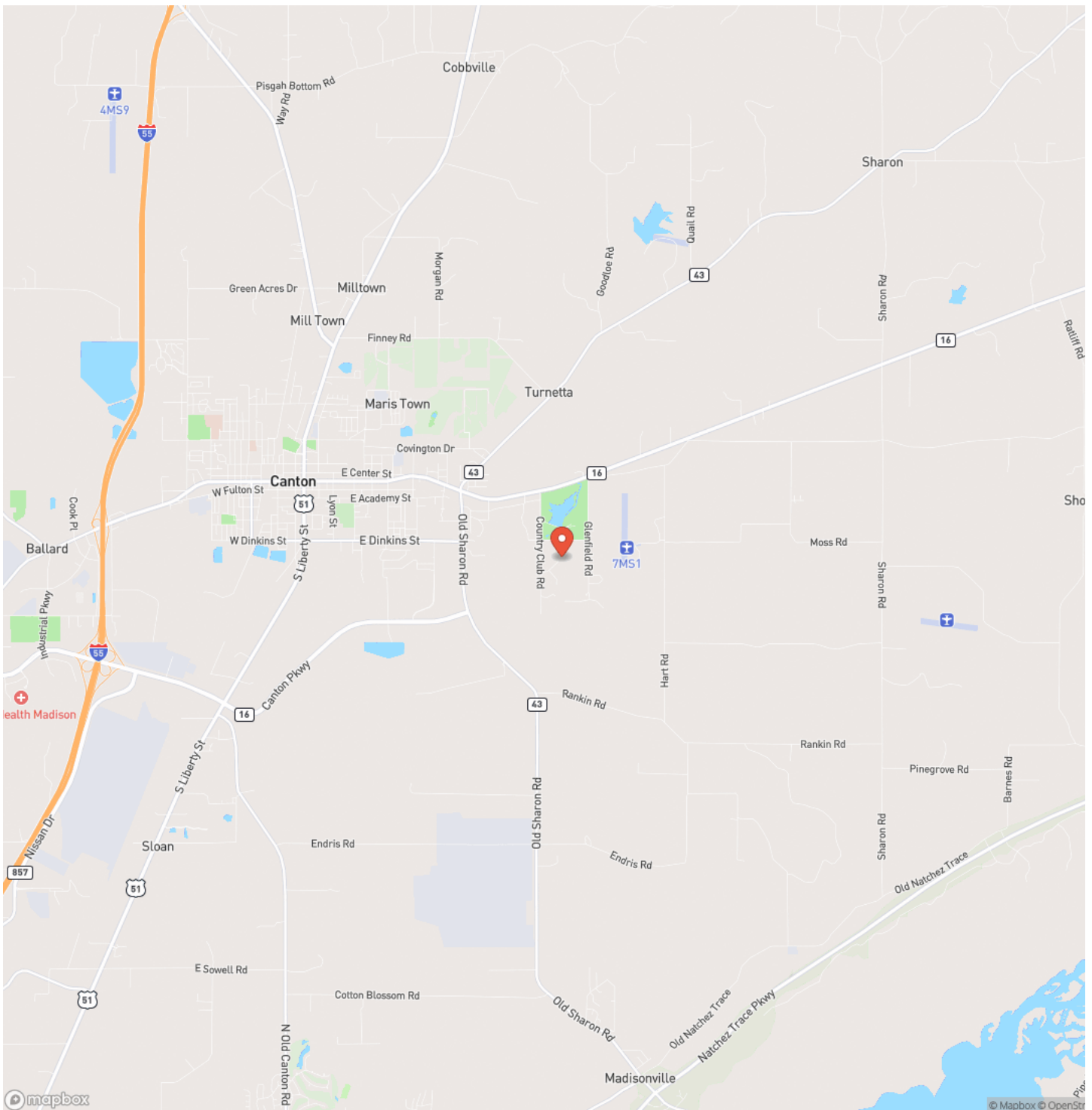
Lets go take a look!

Les Penn, CLS
Mossy Oak Properties, BRE
[601-260-5544](tel:601-260-5544) - cell
Lpenn@mossyoakproperties.com

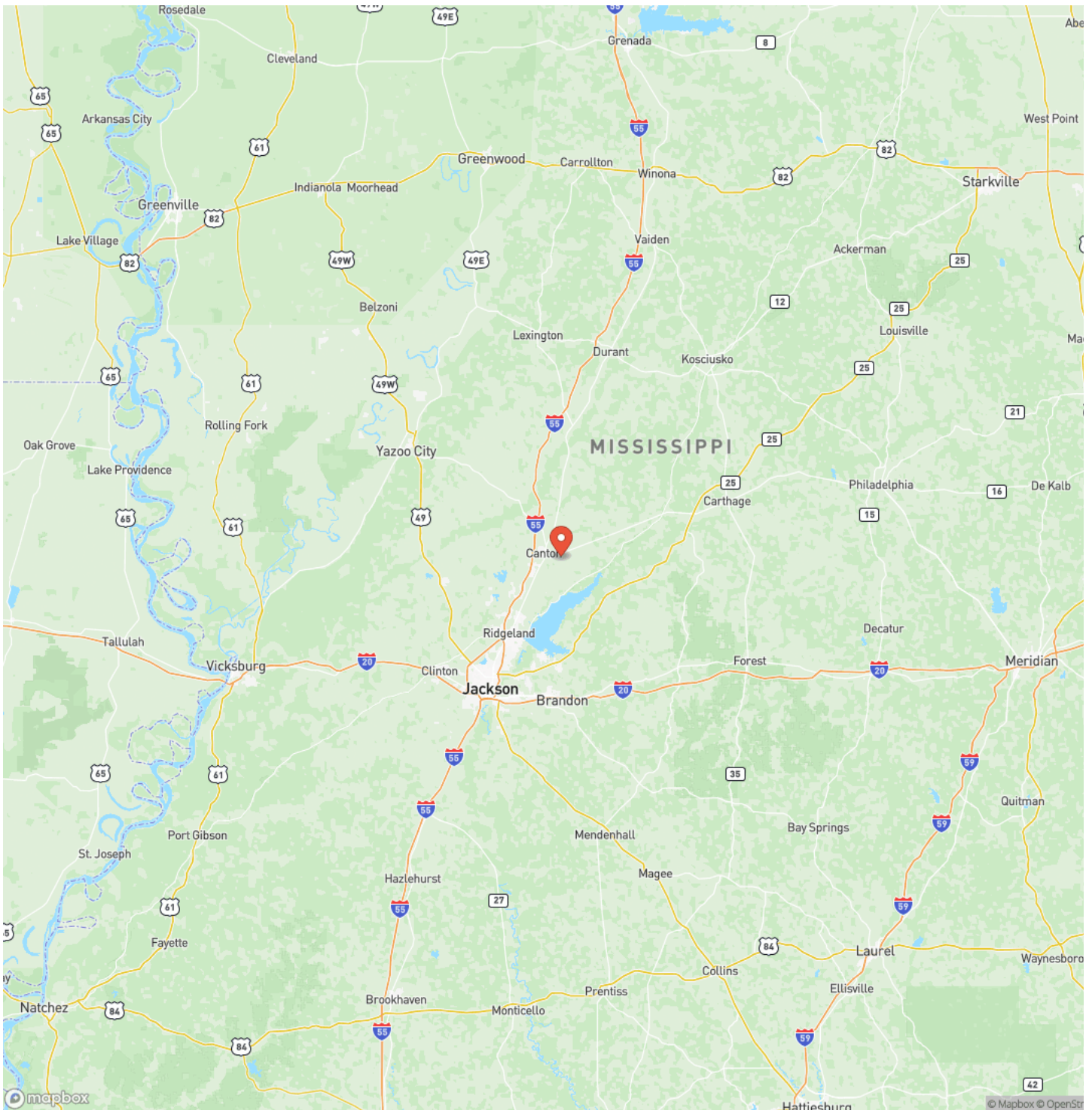
13 Montgomery Lane Canton Madison Co
Canton, MS / Madison County



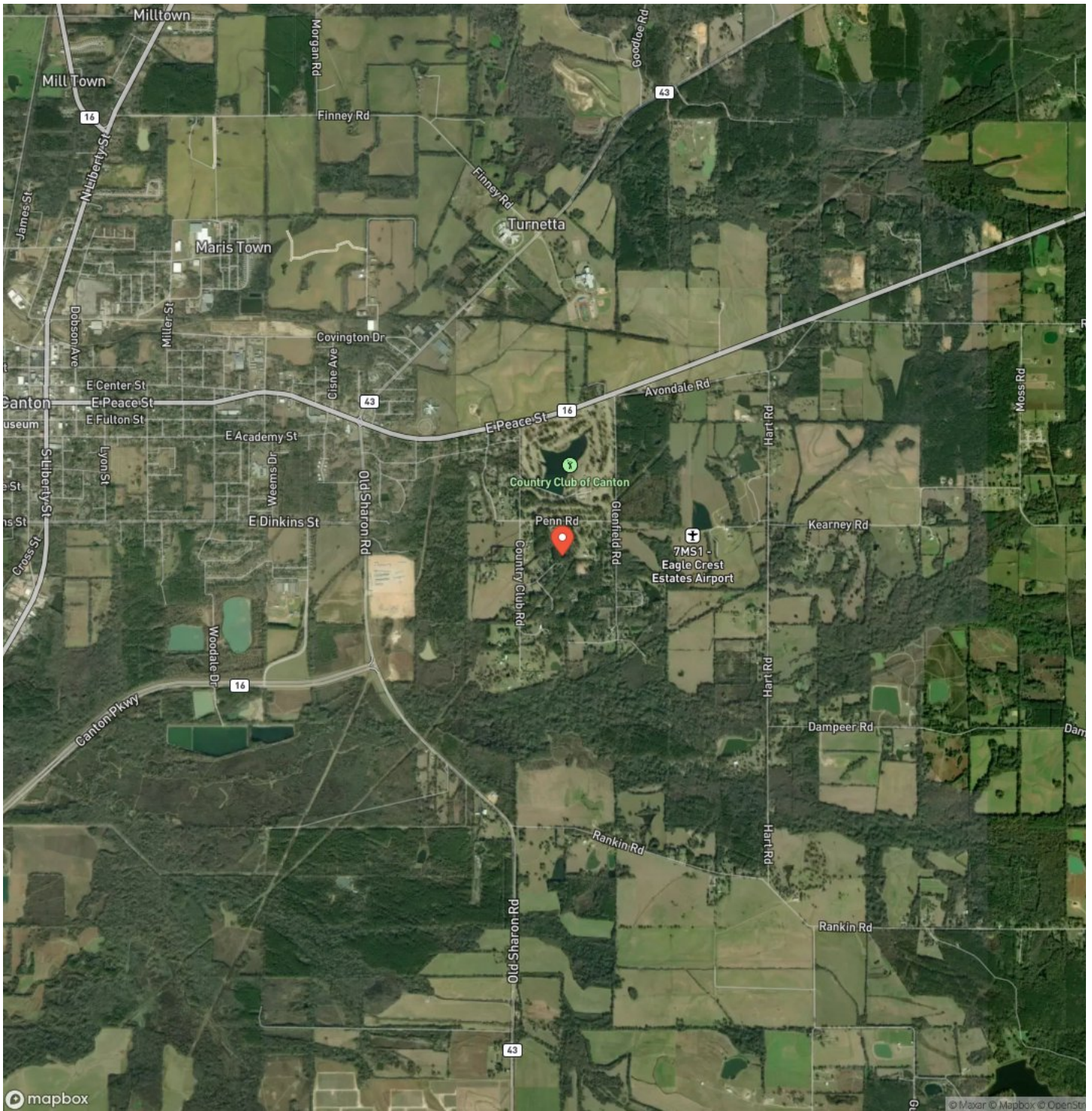
Locator Map



Locator Map



Satellite Map



**13 Montgomery Lane Canton Madison Co
Canton, MS / Madison County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Les Penn

Mobile

(601) 260-5544

Office

(662) 495-1121

Email

lpenn@mossyoakproperties.com

Address

108 Lone Wolf Dr.

City / State / Zip

Madison, MS 39051

NOTES



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

[illegible]

<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bottomland Real Estate

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

<https://www.mossyOakproperties.com/>

