

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

109 EDENBERG BEND
MADISON | MADISON COUNTY, MS

$1,350,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

109 EDENBERG BEND

PROPERTY PROFILE

LOCATION:

- 109 Edenberg Bend
  Madison, MS 39110
- Reunion Subdivision
- Madison County
- 6.5± Miles NW of Madison
- 7± Miles SW of Gluckstadt

COORDINATES:

- 32.5078, -90.1733

PROPERTY USE:

- Residential

TAX INFORMATION:

- Parcel #: 081G-26-089-00-00
- 2025 Taxes: $10,846



PROPERTY INFORMATION:

- 0.45± Acre Golf Course Lot
- 4,629± SqFt 2-Story Home
  - 5 Bedrooms/5.5 Bathrooms
  - Gourmet Kitchen & Appliances
  - Oversized Quartz Island
  - Inviting Keeping Room
  - Elegant Dining Room
  - Spacious Living Room
  - Stone Fireplace & Built-Ins
  - Separate His & Hers Closets
  - Spa-Inspired Primary Bathroom
  - Plantation Shutters Throughout
  - 3-Car Garage & 2 Storage Rooms
- 2 Outdoor Living Areas
- Built-in Outdoor Fireplace
- Fully Equipped Outdoor Kitchen
- Subdivision Amenities: Golf, Pools, Parks, Boating & Fishing
- Access to Water Sports & Reunion Farms Equestrian Facilities
- Madison Central Schools



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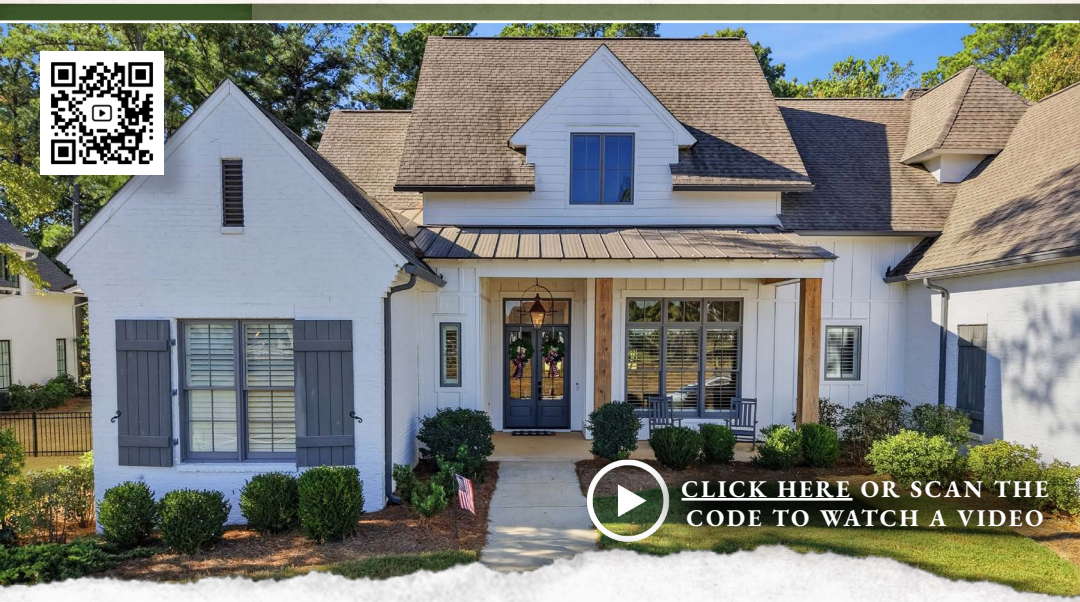
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WELCOME TO 109 EDENBERG BEND

EXPERIENCE THE BEST OF LUXURY LIVING AT 109 EDENBERG BEND IN MADISON, MISSISSIPPI, AN EXCEPTIONAL 4,629± SQUARE-FOOT HOME BUILT IN 2020, PERFECTLY POSITIONED ALONG THE 17TH FAIRWAY OF REUNION GOLF COURSE. Offering five bedrooms, five full bathrooms, and one half bath, this thoughtfully designed Madison County residence combines elegant finishes, spacious living areas, and outstanding indoor-outdoor entertaining opportunities.

The open floor plan welcomes you with soaring ceilings, abundant natural light, and tranquil golf course views. At the heart of the home, the gourmet kitchen is designed to impress, featuring a complete suite of premium Wolf appliances, including a gas range, double ovens, microwave, and built-in coffee maker. A Sub-Zero refrigerator and ice machine, wine cooler, quartz countertops, extensive cabinetry, and an oversized island with storage on both sides are other remarkable features. This exceptional space seamlessly flows into the keeping room, where a beautiful stone fireplace creates a warm and inviting atmosphere, perfect for quiet mornings or relaxed gatherings. A separate dining room provides an elegant setting for hosting family and friends.





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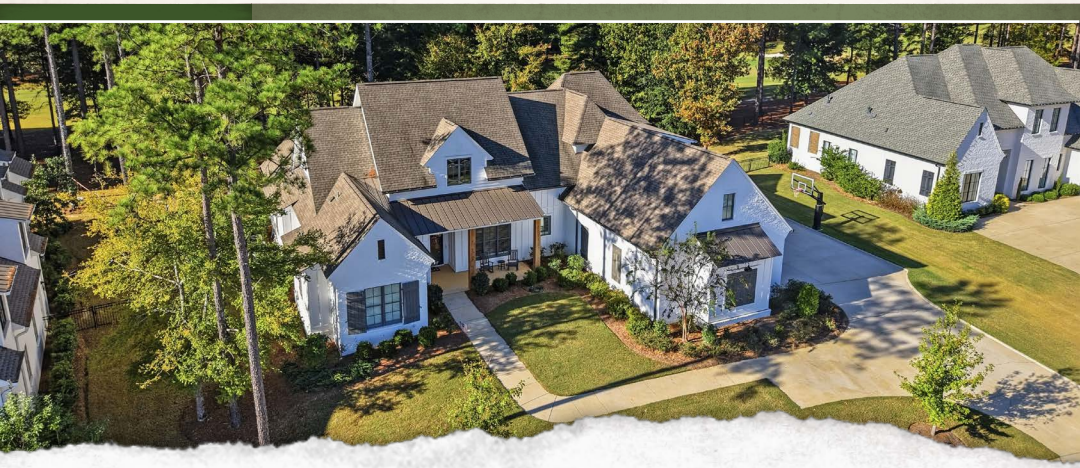
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MORE ABOUT 109 EDENBERG BEND

The spacious living room offers a beautiful stone fireplace flanked by built-ins, creating a warm and inviting gathering space with serene views of the surrounding golf course. On the main level, the primary suite serves as a private retreat, featuring cathedral ceilings, recessed lighting, a spa-inspired bathroom, and separate his-and-hers closets. An additional bonus, his closet can also serve as a secure safe room, offering added peace of mind.

Designed for both comfort and convenience, the main level includes three additional bedrooms, each with its own full bathroom and one-half bath. The generously sized laundry room offers abundant storage and a dedicated office nook, creating a practical and well-organized workspace. Upstairs, a fifth bedroom with a full bath provides additional privacy for guests, while the spacious bonus room offers endless possibilities as a media room, home gym, playroom, hobby space, or private retreat.

Outdoor living takes center stage with two distinct spaces designed for relaxation and entertaining. Enjoy peaceful mornings overlooking the golf course or unwind beside the built-in outdoor fireplace on a cool evening. When it's time to entertain, the second outdoor living area features a fully equipped outdoor kitchen with a Coyote grill, a sink for easy cleanup, and additional cabinetry to keep grilling essentials organized and within reach. Whether hosting a dinner party, gathering around the fire with friends, or enjoying a quiet evening at home, these outdoor spaces extend the home's living and entertaining possibilities.





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MORE ABOUT 109 EDENBERG BEND

Beyond the property, Reunion offers a lifestyle filled with recreation and leisure. Residents can enjoy an array of amenities and activities, including golf, parks, swimming pools, boating, fishing, water sports, and Reunion Farms equestrian facilities.

More than an eloquent home, 109 Edenberg Bend offers a lifestyle defined by comfort, elegance, and the enjoyment of every detail. From its impressive interior spaces and exceptional bedroom accommodations, its inviting outdoor retreats and peaceful golf course views, this home offers a rare opportunity to experience the best of Reunion living. With room to gather, spaces to unwind, and amenities that make every day feel special, the home is designed to be enjoyed for years to come.

Discover the exceptional lifestyle waiting for you at 109 Edenberg Bend in Madison. Call Rachel Boyd today to schedule a private showing and experience #TheSmallTownWay!





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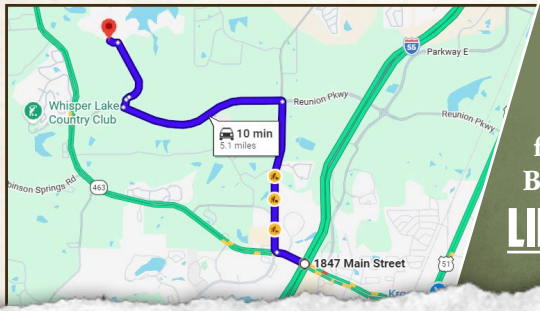
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land id. LINK



Directions From the Intersection of I-55 and MS-463 in Madison, MS: Travel 3.1 miles west on MS-463. Turn right onto Reunion Parkway and continue for 0.7 miles. Turn left, and then at the traffic circle, proceed straight. Continue on Reunion Parkway for 0.7 miles. Turn left onto Edenburg Bend and the home will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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