

LAKEHOUSE ON 1.4± ACRE LOT CARROLL COUNTY, MS

\$289,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE CARROLL 1.4

PROPERTY PROFILE

LOCATION:

- 7298 CR 53 (Lot 600)
Carrollton, MS 38917
- Upper Spring Lake
- Carroll County
- 11.6± Miles NW of I-55
- 25.4± Miles SE of Greenwood
- 78.7± Miles N of Madison

COORDINATES:

- 33.38218, -89.88697

TAX INFORMATION:

- Parcel: 101C-33-A-0003000:
\$2,114.12
- Parcel: 101C-33-A-0004000:
\$141.12

PROPERTY USE:

- Residential
- Weekend Retreat
- Boating & Fishing

PROPERTY INFORMATION:

- 1.4± Acres Across 2 Lots
- 1,625± SqFt Lakehouse
- 4 Bedrooms/2 Baths
- Open Concept Kitchen/Dining
Area/Living Room with Lake Views
- Viking Range
- Hardwood Floors Throughout
- Cozy Loft & Bedroom Upstairs
- Spacious Outdoor Deck
with New Composite Decking
- Outdoor Kitchen with
Granite Countertops
- Compact Media Room
- Utility Room
- Concrete Driveway
- 2-Car Covered Parking Underneath
- High Speed Fiber Internet
- Additional Storage Area
- Full Access to Upper
and Lower Lake
- Stocked Lake



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DEREK EAVES

LAND SPECIALIST

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2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CARROLL 1.4

WELCOME TO AN EXCLUSIVE LAKEFRONT ESCAPE IN CARROLL COUNTY, MISSISSIPPI. Discover the rare opportunity to own a refined retreat on the coveted shores of Spring Lake. Located at 7298 CR 53 in Carrollton, this 1,625± square foot lakehouse is less than 80 miles from Madison and just 25 miles from Greenwood, making it close enough for convenience, yet worlds away from the everyday.

Set across 1.4± acres on two private lots, the four-bedroom, two-bath residence has been thoughtfully designed for those who value both comfort and sophistication. An open-concept living space frames unobstructed lake views, while a chef's Viking range, rich hardwood flooring, and timeless craftsmanship elevate the home's interior. A cozy loft, media room, and intimate upstairs bedroom add charm and versatility, making it equally suited for hosting guests or enjoying private retreats.



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MORE ABOUT THE CARROLL 1.4

The outdoor living experience is unparalleled. Entertain in style with a sprawling lakeside deck constructed of new composite decking, complemented by a fully equipped outdoor kitchen with granite countertops. Covered parking beneath the lakehouse, a concrete drive, ample storage, and high-speed fiber internet ensure that luxury extends to every detail of ownership.

Residents of this exclusive community enjoy full access to both Upper and Lower Spring Lake's pristine, stocked waters, ideal for fishing, kayaking, or simply unwinding against a backdrop of natural beauty. Here, life slows to match the rhythm of the water, yet every modern convenience remains at your fingertips.

This offering pairs extraordinary lifestyle value with long-term investment appeal. More than a residence, this is an escape with a private sanctuary designed for the discerning buyer who seeks a balance of luxury, leisure, and legacy.

**To experience this lakefront gem for yourself, contact
Derek Eaves today and schedule a private showing.**



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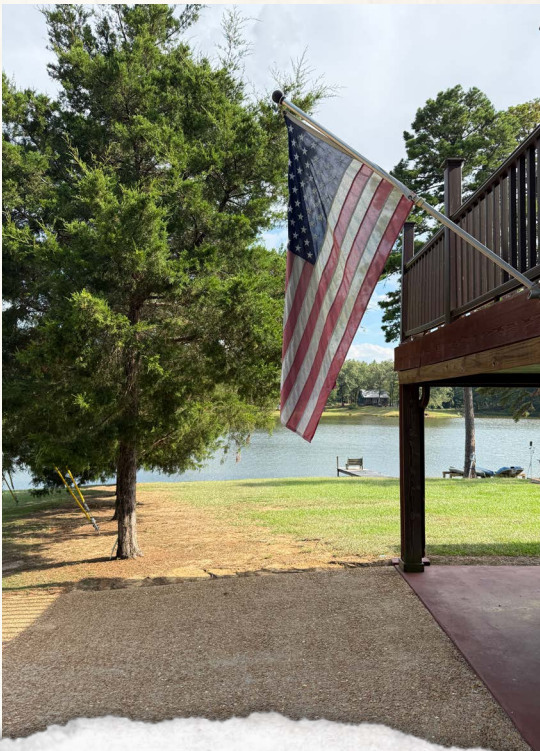
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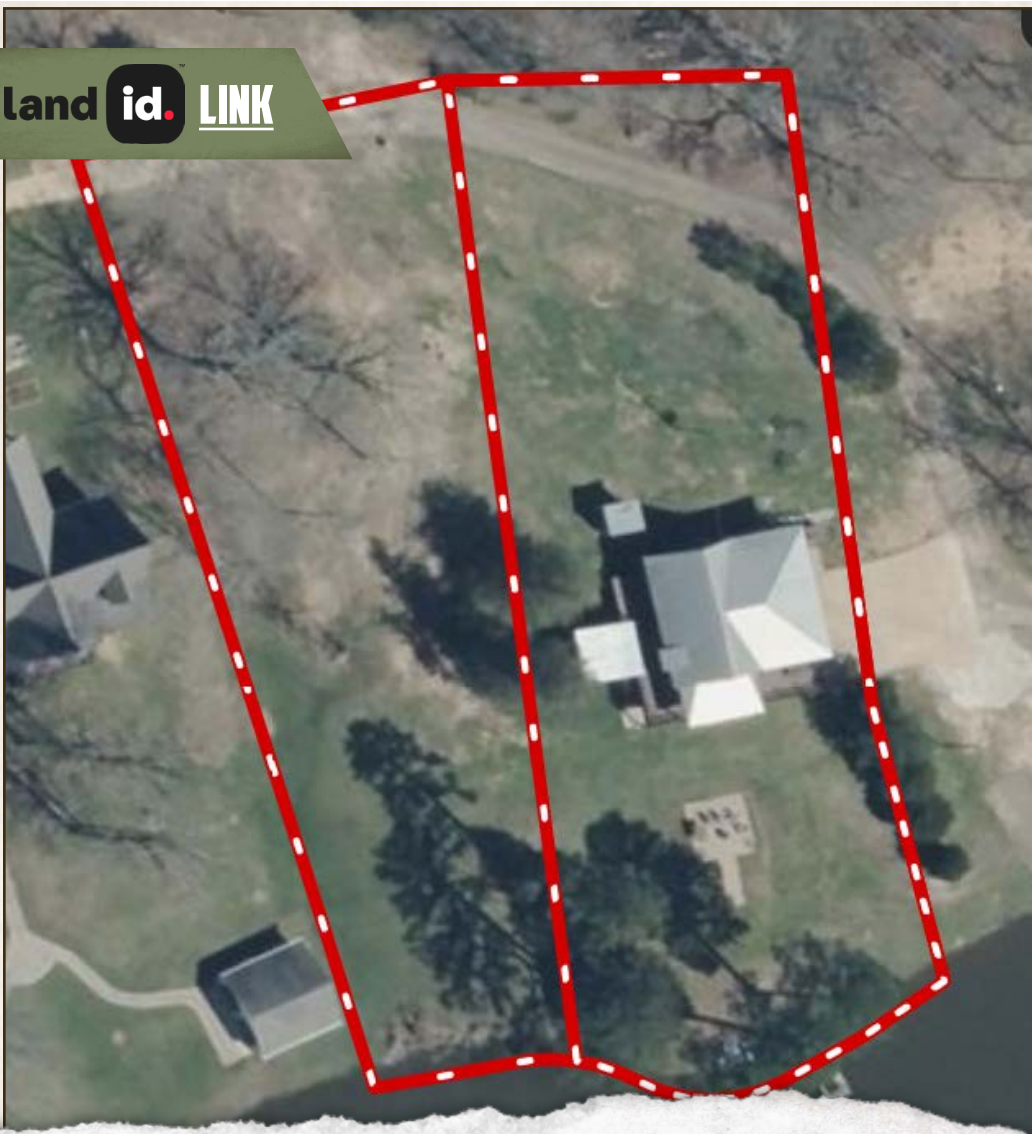
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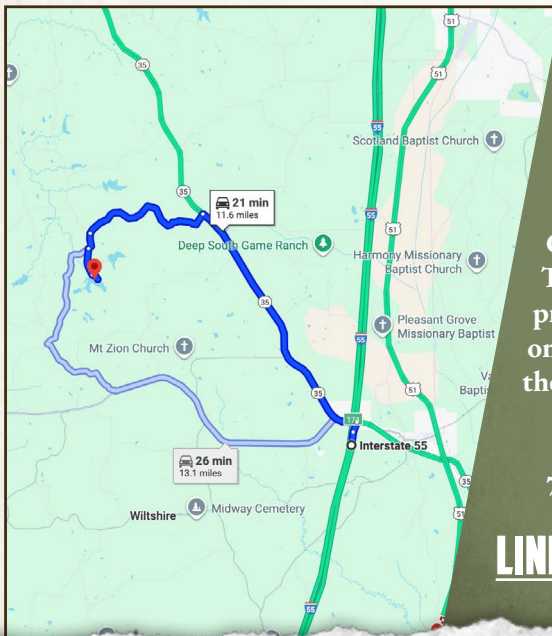
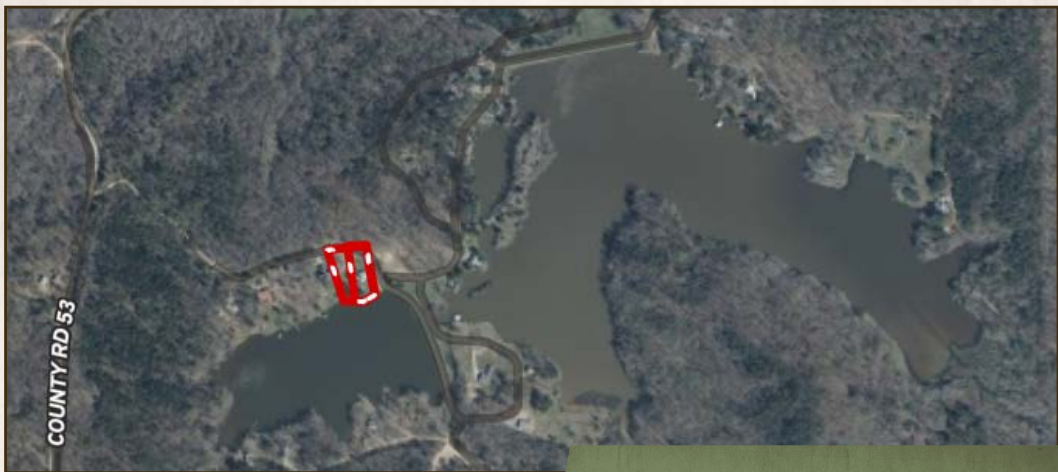
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Directions From Exit #174 off I-55 North in Vaiden, MS: Turn left on Highway 35 North and proceed 0.5 miles. Turn left on Highway 430 W and travel 6.2 miles. Take a right on County Road 52 and continue 1.1 miles. At the intersection, stay straight on County Road 211 and travel 1.1 miles. Turn right on Good Hope Road and proceed 1.6 miles. Turn right at the gate on Spring Lake and continue 0.3 miles to the sign and property on the right.

Physical Address:

7298 CR 53 | Carrollton, MS 38917

[LINK TO GOOGLE MAP DIRECTIONS](#)



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