



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

814 N. SUNSET DRIVE
YAZOO CITY | YAZOO COUNTY, MS
\$175,000



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

814 N. SUNSET DRIVE

PROPERTY PROFILE

LOCATION:

- 814 N. Sunset Drive
Yazoo City, MS 39194
- Yazoo County
- Quick Access to US-49
- 17± Miles N of Bentonina
- 28± Miles NW of I-55
- 44± Miles NW of Madison

COORDINATES:

- 32.874, -90.38639

TAX INFORMATION:

2024 - \$1,836.97

- Parcel: 3-275J-22-053.00

PROPERTY USE:

- Residential

PROPERTY INFORMATION:

- 0.5± Acre Lot
- 3,064± SqFt Home
- 3 Oversized Bedrooms/2.5 Baths
- Abundant Storage
- Large Eat-In Kitchen
- Formal Living & Dining Room
- Den
- Family Room
- Outdoor Patio Area
- 2-Car Carport



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

MELANIE STARNES

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

melanie@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 814 N. SUNSET DRIVE

THIS METICULOUSLY MAINTAINED, ONE-STORY HOME IN YAZOO COUNTY, MS, OFFERS 3,064± SQUARE FEET OF LUXURIOUS LIVING SPACE ON A GENEROUSLY SIZED LOT. Featuring three oversized bedrooms, 2.5 baths, a large eat-in kitchen perfect for casual dining, and a formal dining room for more elegant meals, this home is designed for both comfort and style. The spacious den provides a cozy retreat, while the expansive family room, with two beautiful doors leading out to the outdoor patio, brings the beauty of nature indoors. A separate laundry room adds convenience, and with abundant storage both inside and out—plus a handy storage shed—organization is effortless. This home truly combines functional living with timeless elegance, offering the perfect space for family life and entertaining.

**Make 814 N Sunset Drive your new address.
Call Melanie Starnes today to schedule a private tour.**

**SELLER IS OFFERING
\$3,000 IN CONCESSIONS**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MELANIE STARNES

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

melanie@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

814 N. SUNSET DRIVE

YAZOO CITY

YAZOO COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MELANIE STARNES

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

melanie@smalltownproperties.com

4848 Main St. - Flora, MS 39071

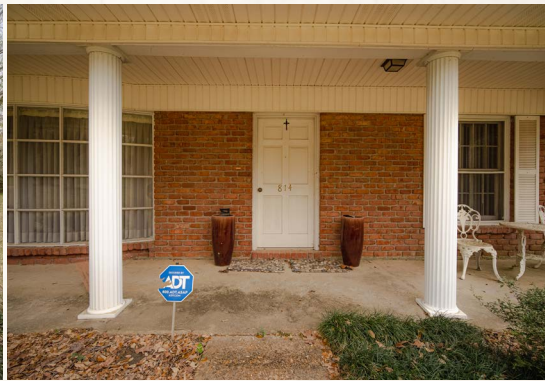
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

814 N. SUNSET DRIVE

YAZOO CITY

YAZOO COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MELANIE STARNES

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

melanie@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN HUNTING PROPERTIES & REAL ESTATESM

MELANIE STARNES

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

melanie@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

MELANIE STARNES

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

melanie@smalltownproperties.com

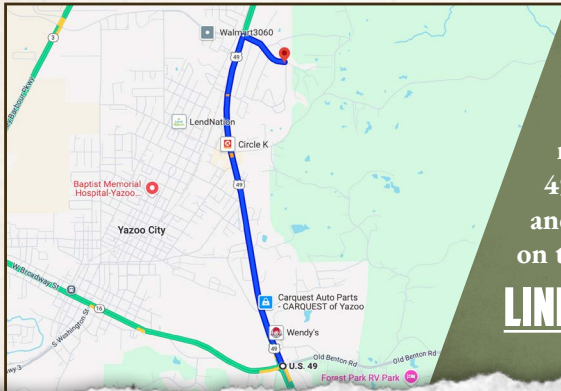
4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



land **id.** LINK



Directions From the Intersection of US 49 N. and Broadway Street in Yazoo City, MS: Travel 2.7 miles northwest on Jerry Clower Blvd N. (US 49 N) Turn right onto N. Sunset Drive and in 0.4 miles, the destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MELANIE STARNES

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

melanie@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com