



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

814 N. SUNSET DRIVE
YAZOO CITY | YAZOO COUNTY, MS
\$225,000



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 Bentonla
- 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
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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.**



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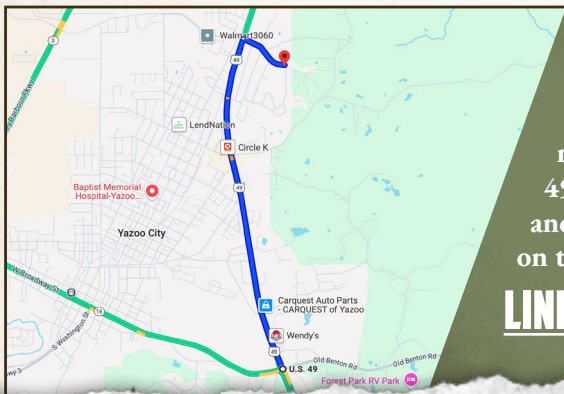
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YAZOO COUNTY, MISSISSIPPI



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



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