



7289 COUNTY ROAD 53 | CARROLLTON
WATERFRONT HOME ON 1.54± ACRES
CARROLL COUNTY, MS
\$449,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

7289 COUNTY ROAD 53

PROPERTY PROFILE

LOCATION:

- 7289 County Road 53 Carrollton, MS 38917
- Gated Community of Spring Lake
- Carroll County
- 10± Miles S of Carrollton
- 17± Miles W of I-55
- 23± Miles SE of Greenwood
- 78± Miles N of Madison

COORDINATES:

- 33.38278, -89.8764

PROPERTY USE:

- Residential
- Fishing
- Recreational

PROPERTY INFORMATION:

- 1.54± Acre Lakefront Lot
- Custom Built, 3,811± SqFt Home
- 3 Bedrooms/3.5 Bathrooms
- Broan Central Vacuum System
- Swimming Pool with Wrap Around Deck
- Small Equipment Shed
- Fire Pit
- 2 Separate Fishing Docks
- Access to 3 Lakes
- Boat House

TAX INFORMATION:

- Parcel 101A33B0001000: \$176.45
- Parcel 101A33B0002000: \$1769.06



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WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 7289 COUNTY ROAD 53

WELCOME TO THE PRIVATE GATED COMMUNITY OF SPRING LAKE IN CARROLLTON, MS. This developed community is the ideal spot for a quiet getaway or a place to call home. Located in the hills of Carroll County on a dead-end road, this 1.54± acre property offers privacy and seclusion. A custom-built cabin features scenic views of Spring Lake and a private boat dock and fishing pier, making it easily accessible.

The 3,811± square foot cabin, built in 2011, offers three bedrooms, three full baths, one half bath, and a basement. Additional features include a sunroom, full Viking Range kitchen, a laundry room, and a personal office. Relax on the wraparound porch or enjoy your favorite refreshments on the outdoor patio and swimming pool, all while overlooking Spring Lake. Depending on your needs, the lake offers picturesque views in the winter and a place to play during the summer! A bonus for this community is year-round access to three lakes, which are fully stocked with bream, crappie, and largemouth bass.

Whether your goals are to find a quiet getaway or a recreational playground, you will enjoy this place 365 days a year. The property is situated roughly 35 minutes southeast of Greenwood and 90 minutes north of Madison.

For additional information and to schedule a showing, call **Wilson Britt** today!



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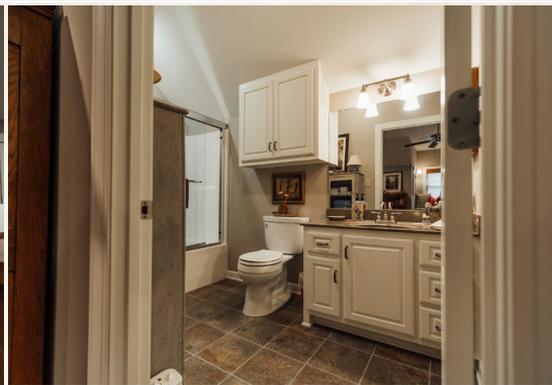
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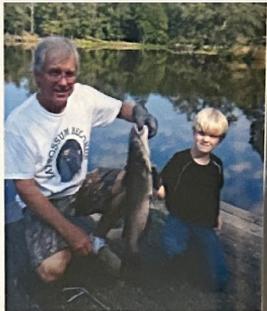
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land id. **LINK****INFRARED MAP**

Directions from Greenwood, MS:
 Travel 11.8 miles east on US-82 E. Turn right onto Co Rd 272 and proceed 0.6 miles. Turn right onto Enon Road and drive 7.4 miles. Turn left onto Springlake Road and in 1.3 miles the destination will be on the left.

7289 County Road 53
 Carrollton, MS 38917

LINK TO GOOGLE MAP DIRECTIONS



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