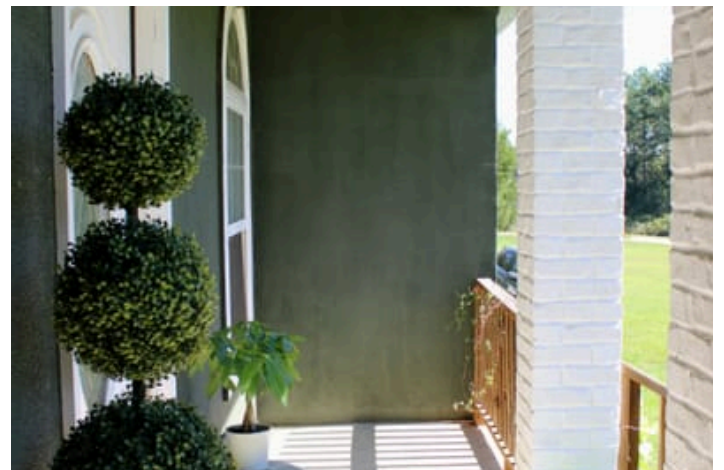


473 Goss Bunkerhill Rd.
473 Goss Bunkerhill Rd.
Columbia, MS 39429

\$249,500
2.06± Acres
Marion County



**473 Goss Bunkerhill Rd.
Columbia, MS / Marion County**

SUMMARY

Address

473 Goss Bunkerhill Rd.

City, State Zip

Columbia, MS 39429

County

Marion County

Type

Residential Property

Latitude / Longitude

31.368209 / -89.853577

Dwelling Square Feet

2,253

Bedrooms / Bathrooms

3 / 2.5

Acreage

2.06

Price

\$249,500

Property Website

www.mossyoakproperties.com



PROPERTY DESCRIPTION

Welcome to peaceful country living in the Goss community with this charming, move-in-ready stucco home situated on 2 pristine acres! Featuring 3 spacious bedrooms, 2.5 bathrooms, and over 2,200 sq. ft. of living space, this single-story residence boasts high ceilings, durable metal roofing, and easy-maintenance vinyl and ceramic tile flooring. The functional kitchen comes equipped with a cooktop, built-in microwave, dishwasher, and bay window overlooking the grounds. Enjoy relaxing mornings on the covered front or back porches, and utilize the impressive standalone workshop for extra storage, equipment, or hobby projects. The shop has been equipped with electricity, has two separate entrances, and has plumbing in place. A few additional touches and it will be ready to offer all that a family needs to utilize the many opportunities it has to offer. The shop also includes a built-in lift which makes this an attractive opportunity for anyone who may run a small parts or mechanic business from home.

Combining privacy and functionality with central electric heating/cooling and community water, this Marion County property offers peaceful country living and meets thoughtful craftsmanship at 473 Goss Bunkerhill Rd., where over two acres of scenic Mississippi countryside set the stage for your next chapter. Built in 2009, this custom-designed residence offers the perfect blend of structural durability and everyday comfort, creating an inviting retreat tailored for relaxation and effortless rural living.

Whether you are looking to plant roots, enjoy open skies, or simply escape the busy rhythms of town, this welcoming property combines ample space with practical design to fit a variety of lifestyles.

Location

Nestled in the heart of Marion County, just outside the charming community of Columbia, Mississippi, the property enjoys the serene tranquility of a pastoral setting. Residents can savor the quiet cadence of small-town life while keeping essential daily amenities, local dining, and neighborhood shopping within easy reach. The area is celebrated for its lush scenery and classic southern hospitality, offering a picturesque backdrop that feels comfortable away from it all.

Land and terrain

Encompassing 2.06 acres, the grounds present a manageable, open canvas with plenty of room to roam and play. The acreage provides an ideal balance of privacy and usable outdoor space, giving you the freedom to craft the homestead environment you have always envisioned. From cultivating a flourishing home garden to setting up outdoor leisure zones, the gentle layout of the land invites endless outdoor possibilities.

Improvements and infrastructure

The centerpiece of the property is a three-bedroom home featuring two full bathrooms and one convenient half-bath. An additional room is currently utilized as a bedroom but would also make an excellent office, flex space or additional den. Constructed with a classic combination of brick and stucco atop a raised foundation, the exterior balances timeless curb appeal with lasting resilience, crowned by an enduring metal roof designed for low-maintenance longevity. Practical exterior storage is already in place to safely house yard tools, equipment, or weekend hobby gear.

Inside, the residence showcases attractive and resilient ceramic tile flooring throughout, offering a clean, unified aesthetic that stands up effortlessly to daily country living. The single-story layout flows smoothly from common living areas to private quarters, providing comfortable retreats for family members and visiting guests alike.

Water and utilities

The property is positioned to take full advantage of comfortable modern living while offering owners complete flexibility for the future. The existing home provides all the essentials needed for daily residential comfort, leaving incoming owners with the freedom to incorporate personalized upgrades, smart home technology, or specialized utility systems tailored to their distinct living preferences.

Wildlife and vegetation

Surrounded by the natural beauty of southern Mississippi, the property's open grounds are kissed by native grasses and plenty of warm sunlight. The expansive two-acre parcel serves as an ideal sanctuary for regional bird species and small native wildlife, creating a soothing

natural ambiance for morning coffees and peaceful evening sunsets. Gardeners will appreciate the ample sunshine and open expanses ready for custom landscaping, ornamental plantings, or fruit-bearing trees.

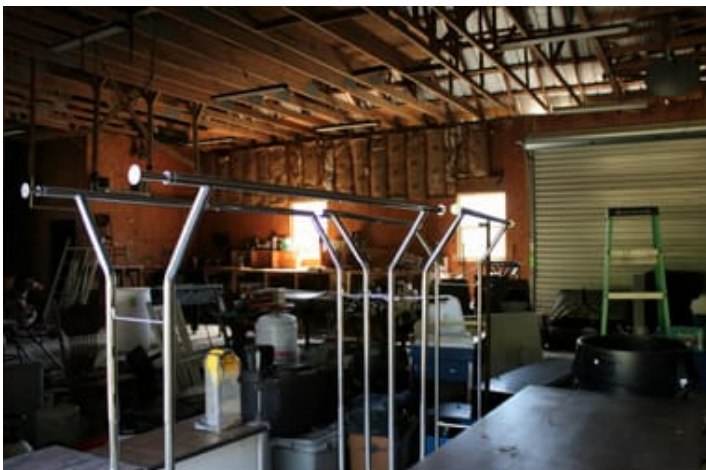
Current and potential use

Primed as a single-family residential property, the grounds hold tremendous potential for anyone seeking an active outdoor lifestyle. The generous lot size easily accommodates personal workshop additions, play structures, small-scale hobby farming, or dedicated spaces for storing recreational vehicles and outdoor gear. It offers the rare adaptability to transition seamlessly between quiet domestic sanctuary and functional mini-homestead.

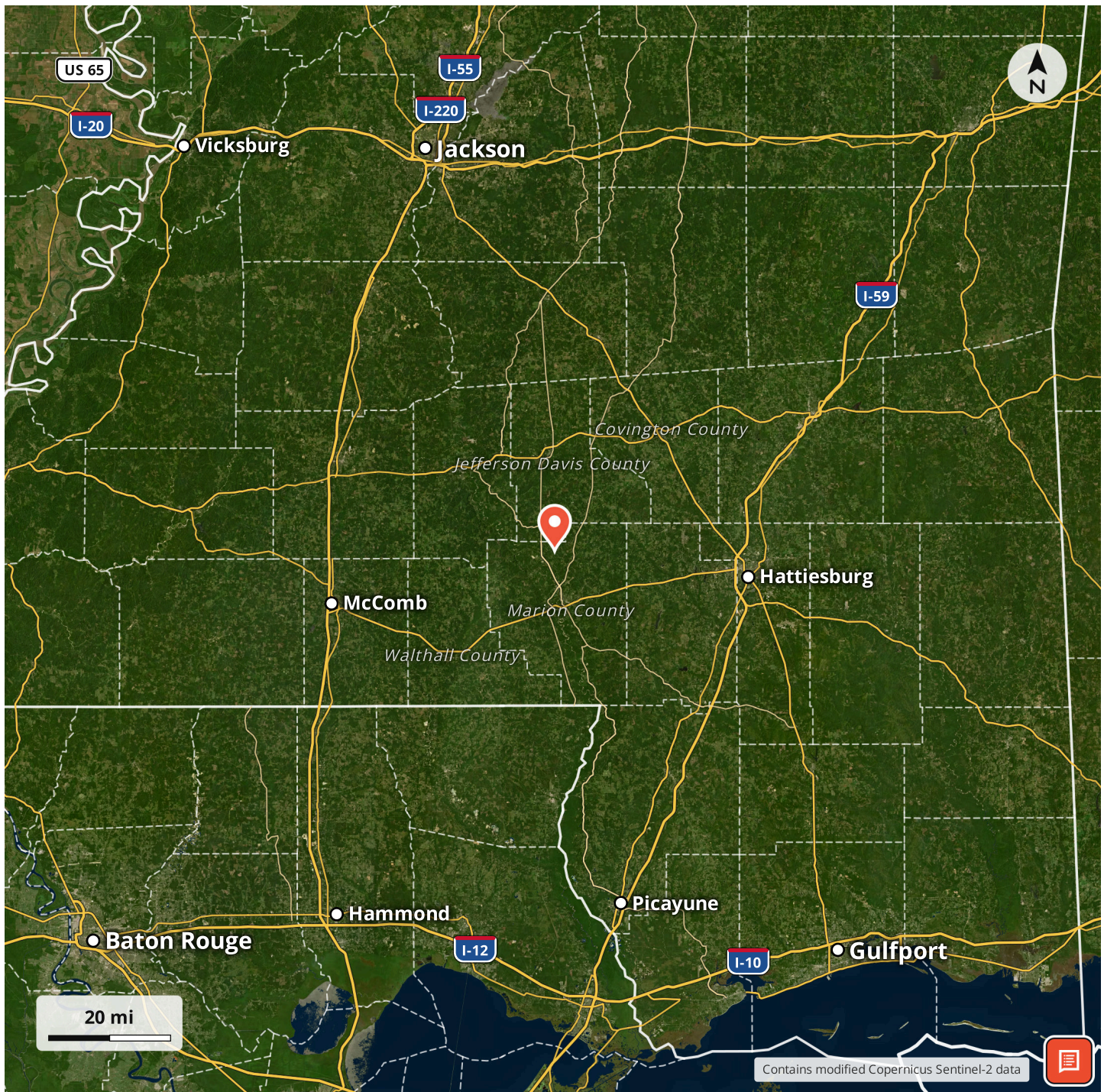
Access and easements

Conveniently accessed directly via Goss Bunkerhill Road, arriving home is straightforward and dependable year-round. The straightforward approach makes daily commutes and weekend adventures simple, while preserving a distinct sense of seclusion once you pull onto the property. Contact us today to learn more or to schedule a private visit to experience this lovely Marion County haven for yourself.

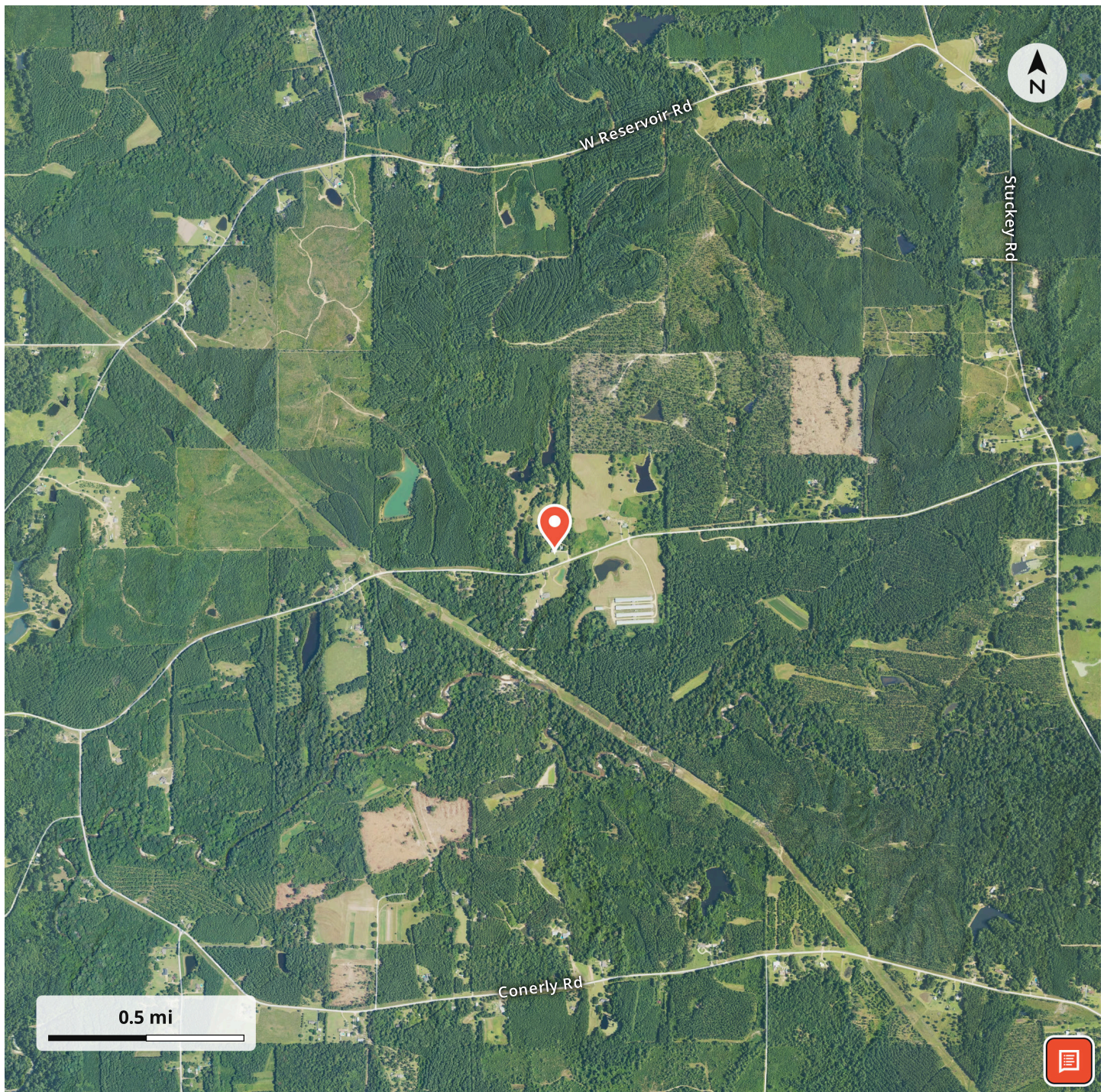
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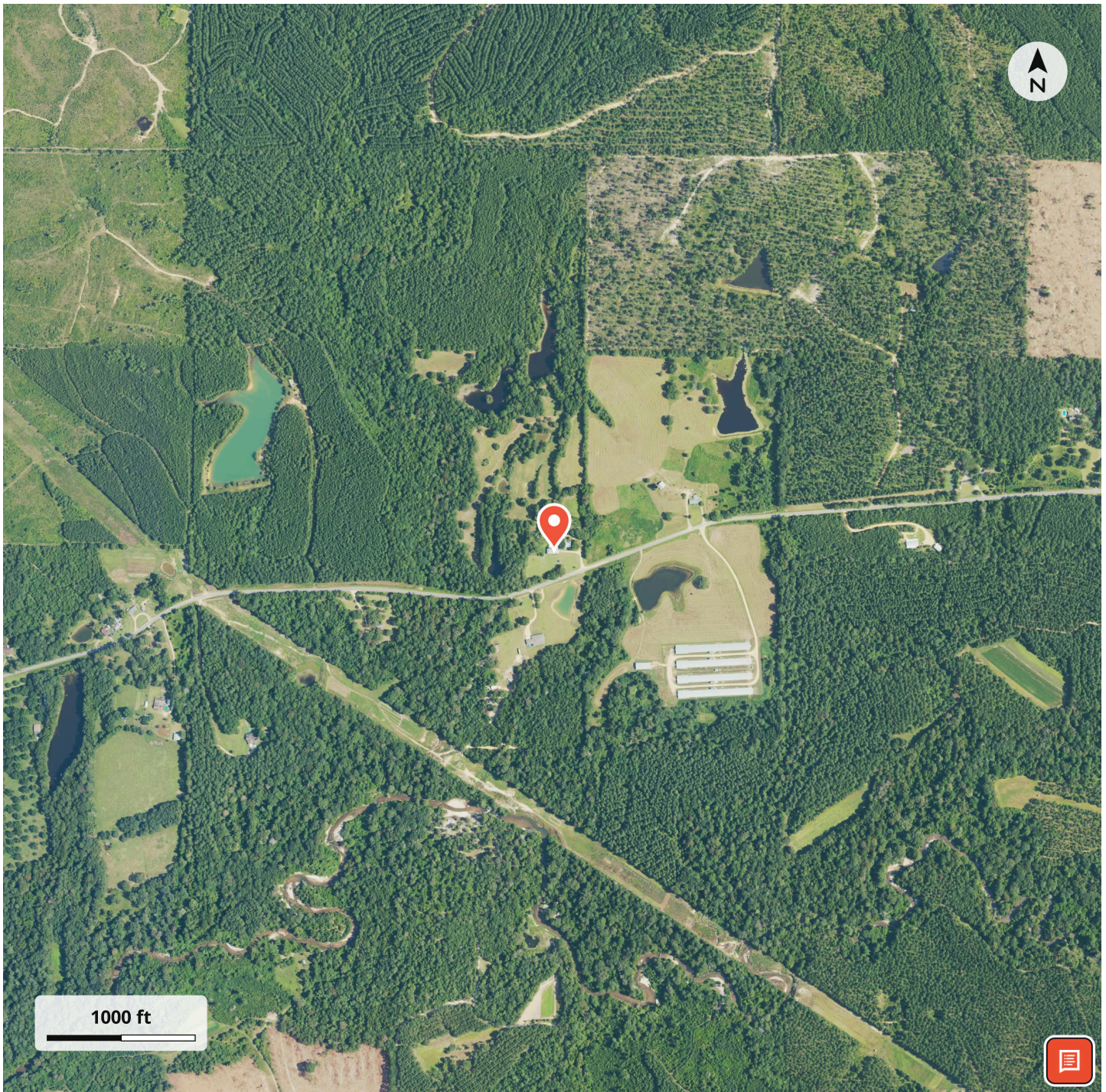
Regional Map



Locator Map



Aerial Map



**473 Goss Bunkerhill Rd.
Columbia, MS / Marion County**

LISTING REPRESENTATIVE

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NOTES

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