

BEAUTIFUL FAMILY ESTATE

4.38± Acres in Madison County, MS



\$575,000

- **COUNTRY LIVING AT ITS FINEST**
- **COZY COUNTRY COTTAGE**
- **4.38+/- ACRES**
- **FLAT PASTURE**
- **REAR OF PROPERTY LINED WITH TREES**
- **2,585 SQ FT HOUSE**
- **3 BEDROOMS/3 BATHROOMS**
- **BARN AND SHED**
- **CONVENIENT TO THE INTERSTATE, SHOPPING, AND SCHOOLS**
- **MADISON SCHOOL DISTRICT**
- **DECORATED BY INTERIOR DECORATOR**
- **ORIGINALLY BUILT IN 1951**
- **RENOVATIONS AND ADDITIONS COMPLETED IN 2022**
- **CHARM AND BEAUTY**
- **ALL NEW WINDOWS**
- **HARDWOODS FLOORS (SOME ORIGINAL FROM 1951)**

789 N OLD CANTON ROAD, CANTON, MS 39046



Call me today!

ELLEN SMITH, MANAGING BROKER
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601.898.2772 office | 601.954.9395 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



4.38± Acres in Madison County, MS



Welcome to 789 N Old Canton Road, a beautiful country living retreat that boasts charm, beauty, and convenience. This charming home is right over the Madison city line, four-tenths a mile, so it is like you live in the city of Madison but don't have to pay the extra city taxes! This cozy country cottage is situated on 4.38+/- acres of flat pasture with a backdrop of lush trees providing privacy and tranquility. The 2,585 sq ft house has been fully renovated and decorated by an interior decorator, offering an elegant and stylish atmosphere. The home features three spacious bedrooms and three updated bathrooms for maximum comfort. In addition to the main house, the property includes a barn and shed, perfect for storing or housing livestock. The location is a dream for those seeking peaceful country living with the added benefit of being just a short distance from interstate, stores, and schools. The Madison School District is a highly sought-after school district known for its quality of education. The house has many attractive features, including new windows that allow natural light to flow in, original hardwood floors in some parts of the house, Old Chicago brick floors, and tongue and groove ceilings. This cozy cottage is a gem, perfectly blending modern amenities and classic character. Come experience the peace and beauty of country living at its finest at 789 N Old Canton Road. Call to make an appointment today!

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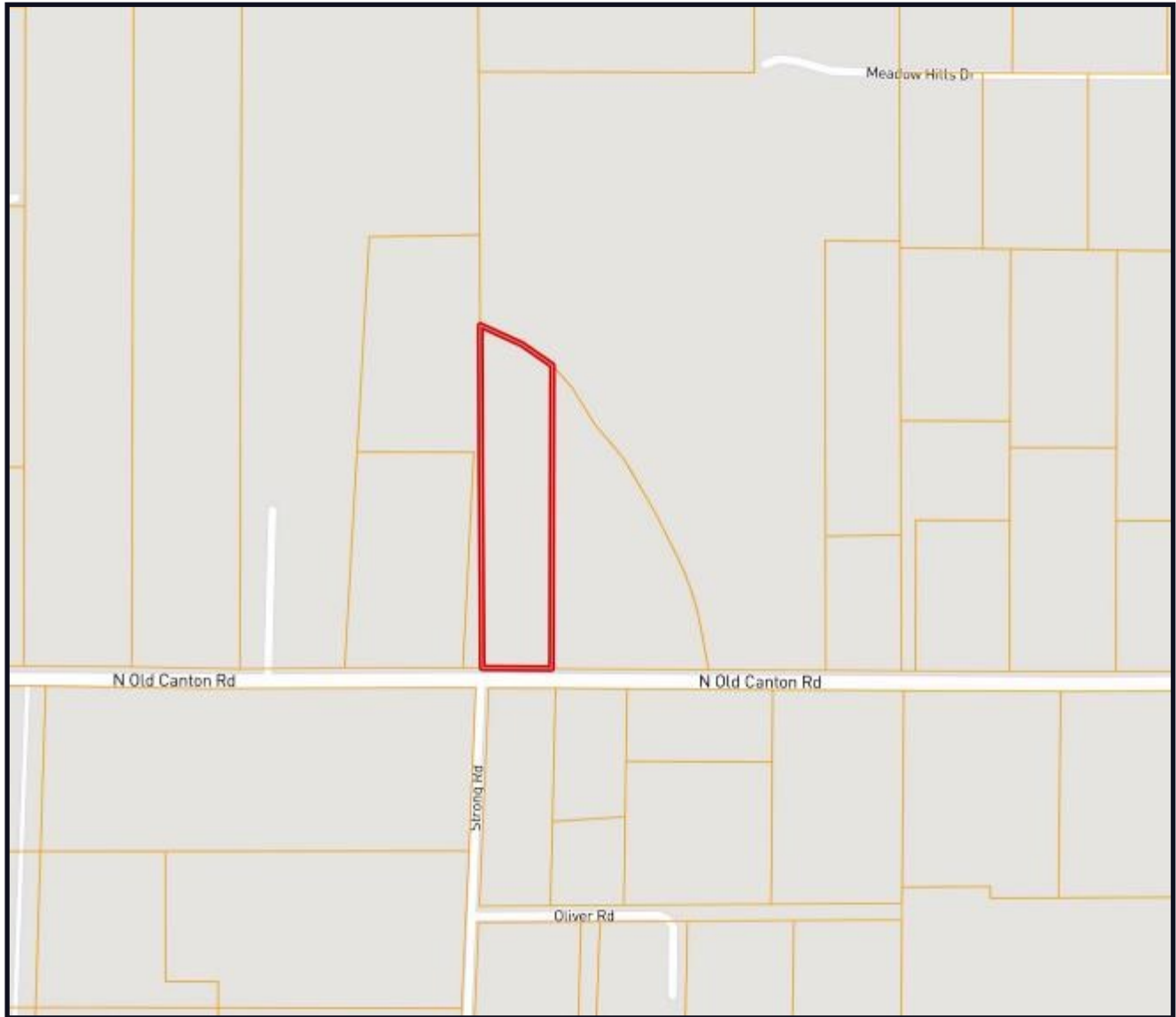
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Ownership Map



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Aerial Map



[Click Here for an Interactive Map](#)

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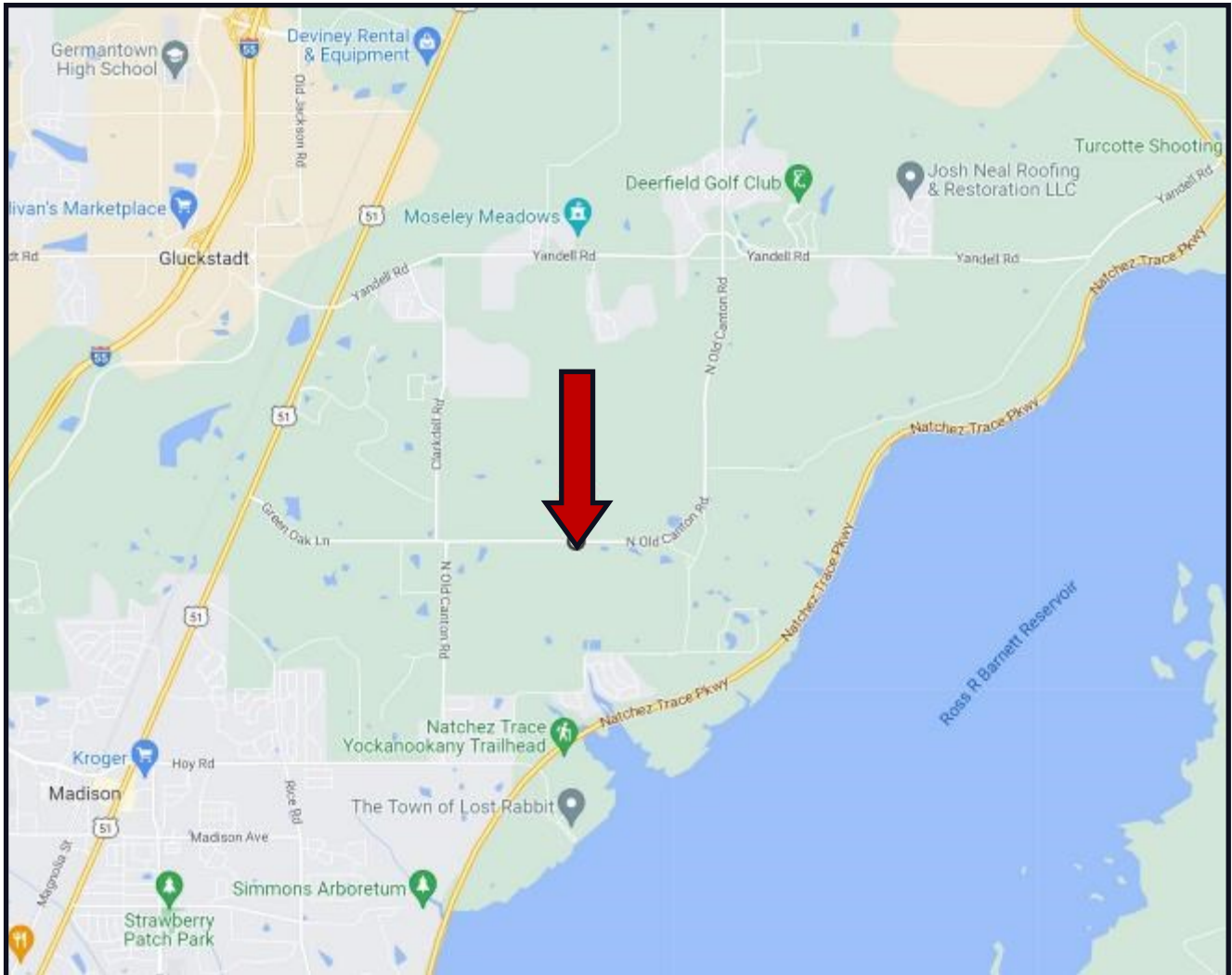
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Directional Map



DIRECTIONS FROM HWY 51 AND HOY RD. IN MADISON, MS: Travel Hwy 51 north for 2.1 miles. Turn left onto Green Oak Ln and continue onto Old Canton Rd for 2.4 miles. The home will be on the left.

[789 N Old Canton Road, Canton, MS 39046](https://www.google.com/maps/place/789+N+Old+Canton+Rd,+Canton,+MS+39046)



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