

Waterfront Living on Sanctuary Lake



6.57± ACRES IN MADISON COUNTY, MS

\$249,900

- 6.57± Acre Lot on a 78± Acre Lake
- 750 SF Boathouse with a Screened-in Porch, Storage Room and a Bathroom
- Single Boat Slip

- Lake Managed by Southeastern Pond Management
- Excellent Bass and Bream Fishing
- Gated Community with Protective Covenants and HOA
- Utilities in Place: Electricity, Water, and Septic Tank



CHAD
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REALTOR®

Office: 601.898.2772

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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Are you ready to build your dream lake retreat? This 6.57± acre waterfront lot on Sanctuary Lake in Madison County, MS, features a 750 square foot boathouse with a screened-in porch, storage room, bathroom, and single boat slip. Enjoy beautiful views across the 78± acre lake, professionally managed by Southeastern Pond Management and known for some of the best bass and bream fishing in the state. The property is part of a gated community with protective covenants and a homeowners association. Electricity, water, and a septic tank are already in place.

Call Chad to schedule your tour today!

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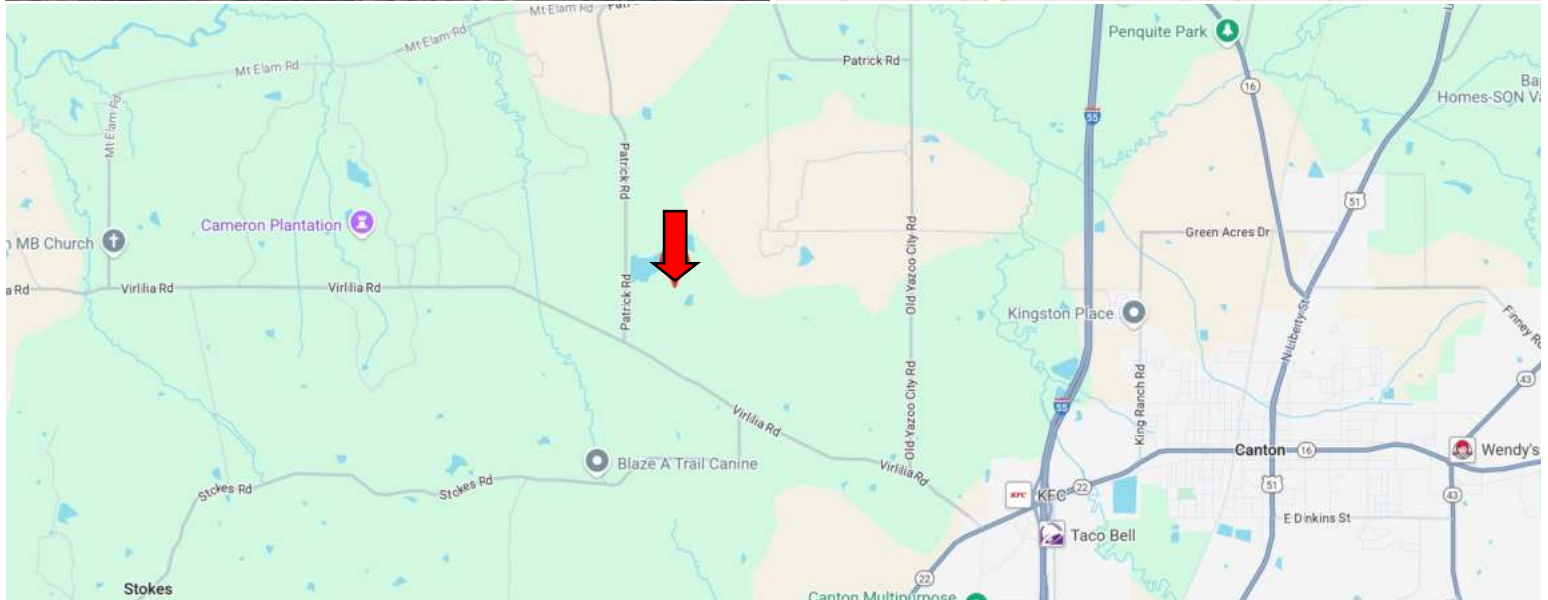
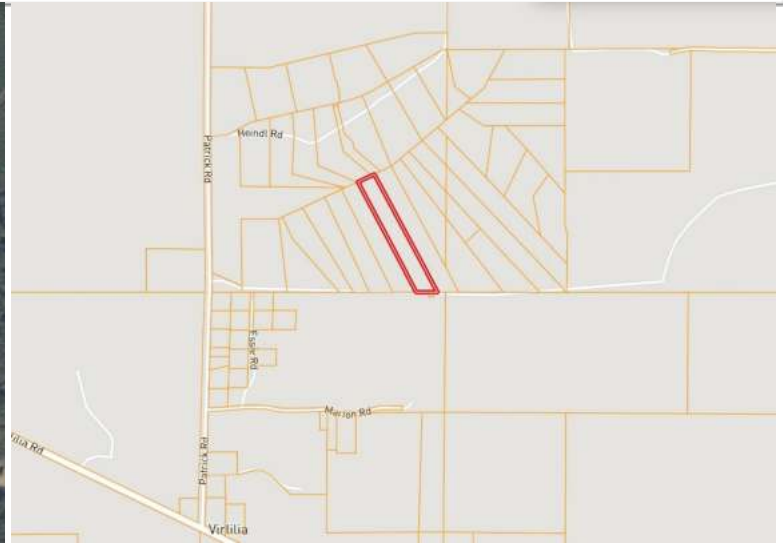
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MAPS [Click Here for the Land id Interactive Map Link](#)



Directions from I-55 and Hwy 22 in Canton, MS: Take exit 119 for Canton/Flora. Turn onto Hwy 22/E Peace Street and travel 0.6 miles. Turn right onto Virilia Road and travel 3.6 miles. Turn right onto Patrick Road and travel 0.8 miles. Turn right onto Sanctuary Circle. After 1.5 miles, the property will be on the left. [Google Map Link](#)



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