

STUNNING LAKEFRONT HOME

ON 8± ACRES IN NORTH BRANDON ESTATES | RANKIN COUNTY, MS

840 Westerly Drive, Brandon, MS 39042

\$805,000



**COLBY
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Welcome to this custom home located on approximately 8± acres in North Brandon Estates! The property consists of 6± acres of beautifully maintained land and 2± acres extending into the stocked 50± acre neighborhood lake. From the moment you step into the foyer, with its soaring ceilings, stunning heart of pine flooring, and elegant staircase, you'll be captivated by the craftsmanship and attention to detail found throughout this Rankin County home.

As you enter this beautiful 3,825 square foot home, to your left is the formal dining room, which offers the perfect space for entertaining. Straight ahead, the house opens into a large and inviting living area. At the heart of the home is a chef's dream kitchen—a true masterpiece featuring solid wood beams that add warmth and architectural charm. High-end appliances include a professional Wolf range, Wolf microwave, Sub-Zero refrigerator, and an oversized island topped with granite countertops. The island also features a prep sink for added convenience. A butler's pantry and an extra-large walk-in pantry are located just off the kitchen, offering additional storage and easy access to the formal dining space.

Just beyond the kitchen is a guest's entrance and a charming alcove with built-in cabinets and granite countertops that leads to another multipurpose room ideal for crafts, hobbies, or extra storage, complete with additional cabinetry and counters. This area also provides access to a large laundry room with a deep utility sink. The large three-car garage features an extra work area for all your tools, along with a storage room and an entrance off the back. This area also features a small porch with a sink, ideal for cleaning all your elements, grilling, and relaxing. From here, a stairway leads up to the unfinished attic, ready to be transformed into the ultimate mancave or bonus space.

The family room is warm and welcoming, centered around a beautiful stone fireplace, and offers plenty of space for gathering and relaxing. A hall closet provides additional storage, with hidden storage space underneath the staircase.

Located away at the end of a window-lined hallway, the private primary suite is a true retreat. It features pine flooring, a picture window with lake views, and a stunning primary bathroom offering separate vanities, a freestanding soaking tub, and a large walk-in shower. The massive walk-in closet features built-in storage, a granite makeup vanity, a washer and dryer (one of two laundry areas), and an additional room ideal for crafts, an office, or seasonal storage.

On the opposite wing of the home, you'll find a spacious bedroom, a dedicated sewing room, a half bath, and an oversized office with built-in shelving and a large storage closet. Upstairs, two generously sized, carpeted bedrooms share a full bath, making them ideal for guests or family.

Enjoy the peace and privacy of lakefront living, complete with all the modern conveniences you could ask for, in a beautifully crafted home with all the storage space you could ever dream of. Properties like this are rare—schedule your private showing today!

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The home is tucked away at the end of a long tree-lined driveway, giving you the feeling that you have made it home to your personal retreat.



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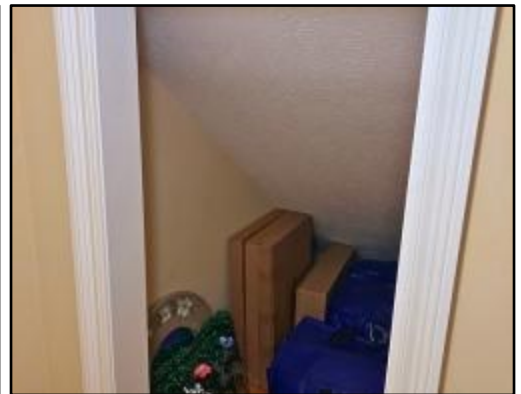
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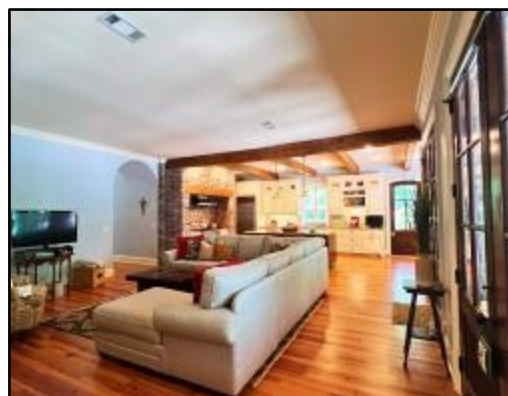
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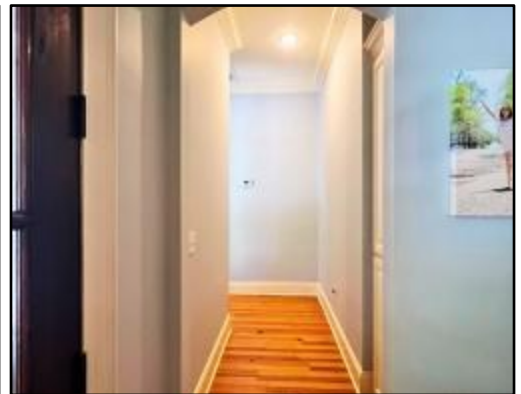
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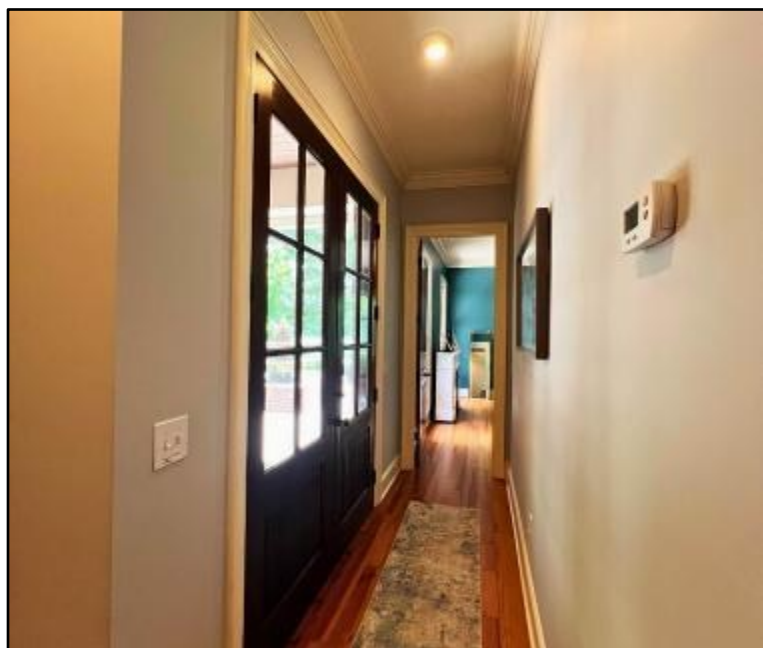
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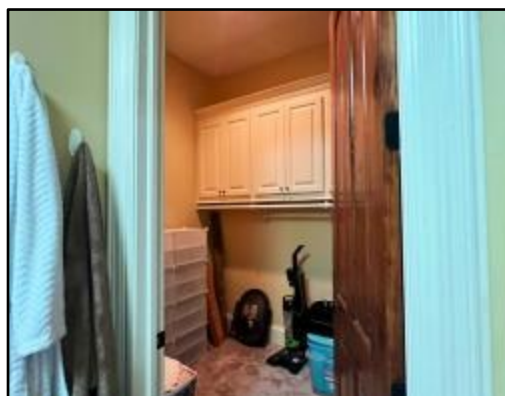
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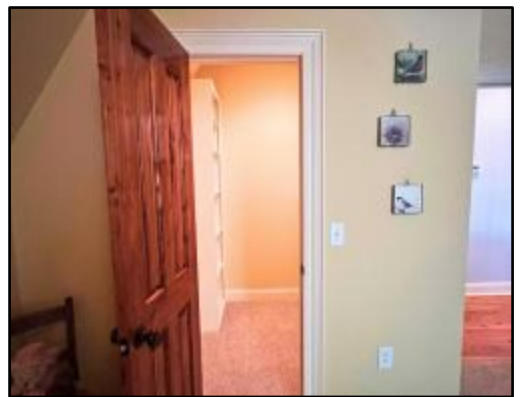
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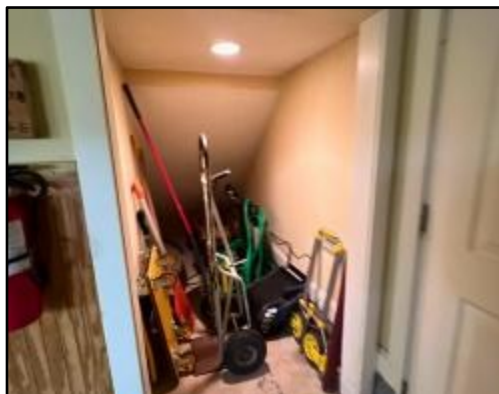
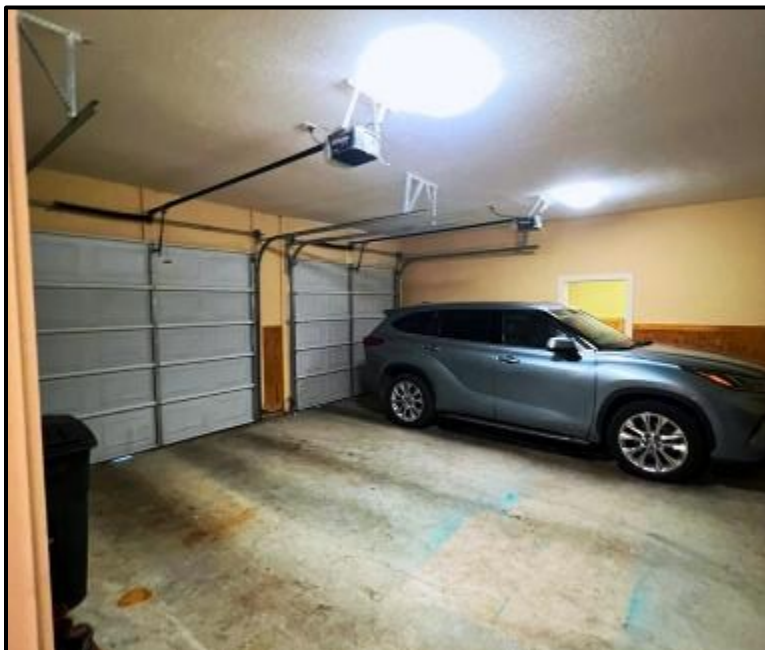
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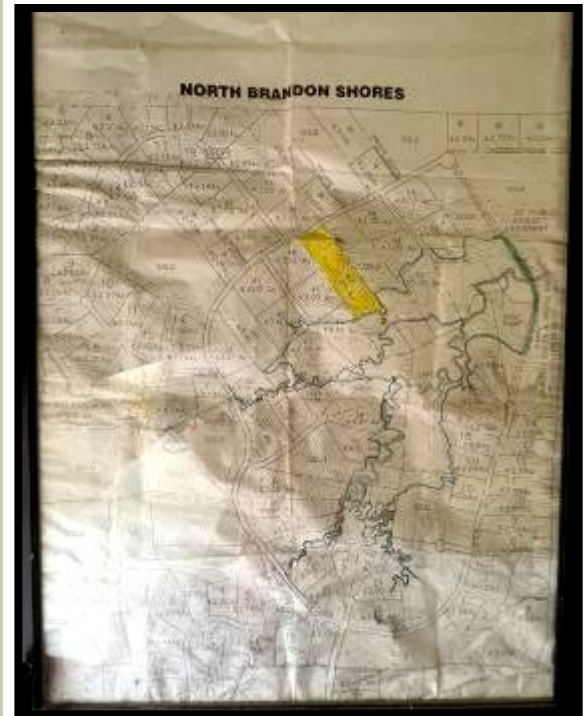
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Neighborhood Amenities:

- **50± acre stocked lake** (bass & crappie) with dock and boat launch
- **Community park** featuring a walking trail and a children's play area
- **Dock & boat ramp** on Easterly Drive for easy lake access
- **Clubhouse & Pool** a great place to gather or to enjoy and day in the sun. Additionally, for a nominal fee the clubhouse can be rented for a party or meeting
- **Scenic wooded setting** with mature trees and scenic limestone driveways
- **Low annual HOA fee**
- **Volunteer-run HOA Board** composed of resident members
- **Proximity to downtown Brandon & Flowood**, offering country living with convenience
- **Within the Brandon School District**

[Click here to view all North Brandon Shores Covenants](#)



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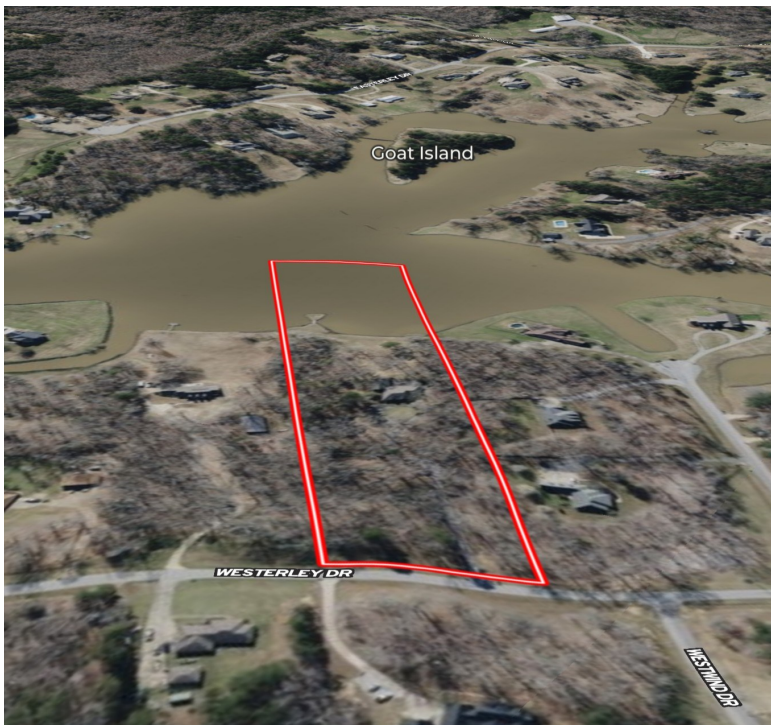
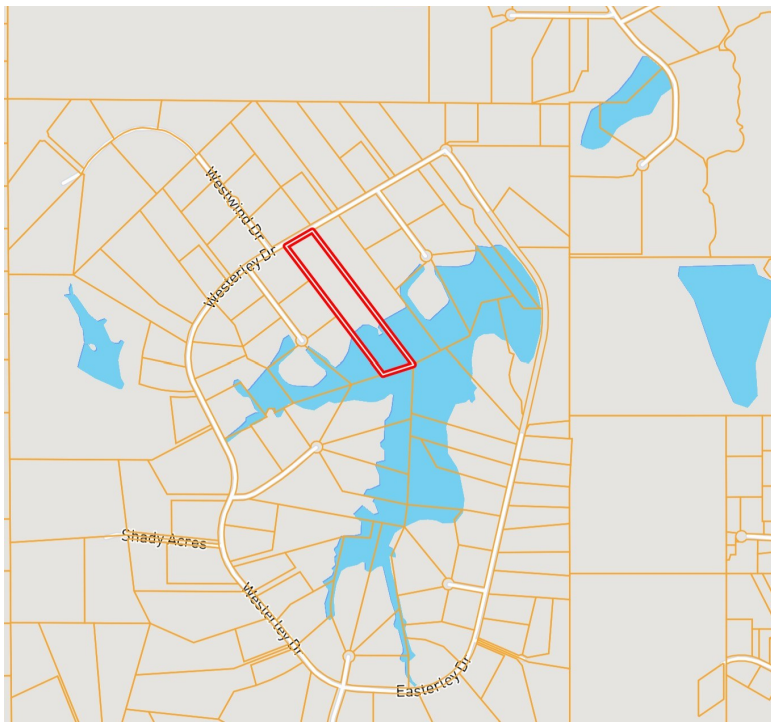
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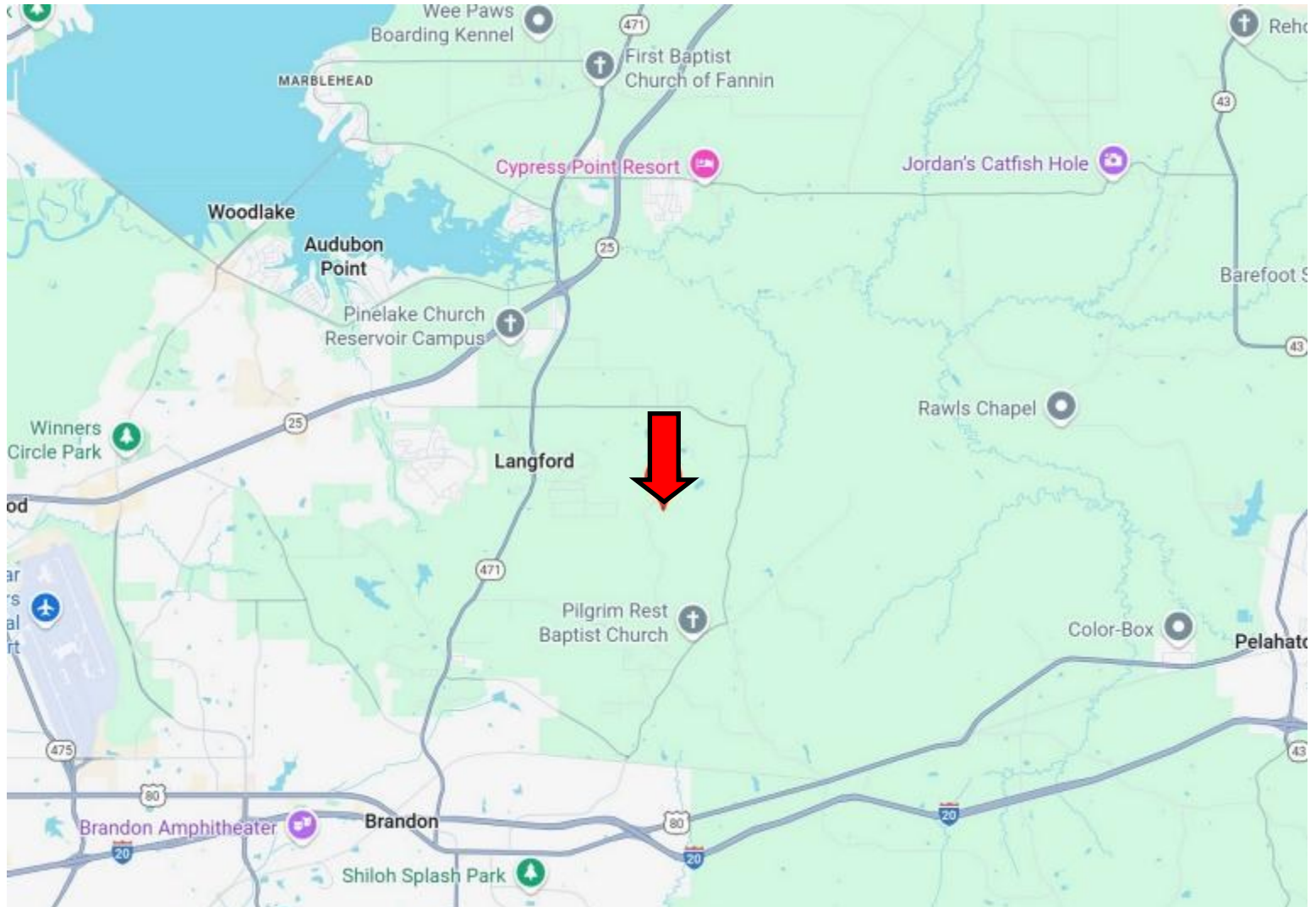
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DIRECTIONAL MAP

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



Directions from I-20 in Brandon, MS: Take exit 59 to merge onto Hwy 80. Turn onto Hwy 80 and travel 0.7 miles. Turn left onto Paige McDill Road and travel 0.9 miles. Turn right onto Trickhambridge Road and travel 2.4 miles. Turn left onto N Brandon Blvd and travel 1.4 miles. Turn left onto Westerly Drive. After 0.9 miles, the home will be on your right. [840 Westerly Drive, Brandon, MS 39042 GOOGLE MAP LINK](#)



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