



# LAKE FRONT HOME ON 6.28+/- ACRES MADISON COUNTY, MS



**\$544,900**

### 180 Sanctuary Lane, Canton MS 39046

Come take a tour of this Madison County, MS lake front home situated on 6.28+/- heavily wooded acres in Canton. The property is in a quiet, gated community on a beautiful 80+/- acre stocked trophy bass lake. This 3,600+/- square foot, three bedroom, three bath home features built-in cabinets in the bedrooms, as well as the kitchen. Custom features in the kitchen include a Gen-Air Grill, fryer, warming drawer, ice maker and double ovens. The sun room across the back of the home offers beautiful views of the lake. The screened-in patio is perfect for entertaining or relaxing in the evenings with the cool breeze coming off the lake. The privacy and landscaping provide a beautiful and relaxing outdoor getaway. Other improvements include a custom-built, brick, 40x60 shop with a standing seam metal roof, electricity and water has been stubbed in. Water and power are also carried down to the lake so you can charge your boat after a long day of fishing. For additional storage needs, the home offers a 24x24 garage located just behind the house. Located on Sanctuary Lane, 10 miles from I-55 and less than 30 minutes from Madison. Call Preston today to schedule a viewing!

**Directions from Canton MS:** Travel west on W Peace Street for 2.6 miles. Turn right onto Virilia Road and travel 3.6 miles to Patrick Road; turn right and travel 0.8 miles. Sanctuary Lane will be on the right, turn and continue for 1.6 miles; the property will be on the right.



*Call me today!*

**PRESTON SMITH**, MANAGING BROKER  
Preston@TomSmithLand.com  
601.990.5070 office | 601.209.7150 cell



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



*Call me today!*

**PRESTON SMITH**, MANAGING BROKER  
Preston@TomSmithLand.com  
601.990.5070 office | 601.209.7150 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



*Call me today!*

**PRESTON SMITH**, MANAGING BROKER  
Preston@TomSmithLand.com  
601.990.5070 office | 601.209.7150 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



*Call me today!*

**PRESTON SMITH**, MANAGING BROKER  
Preston@TomSmithLand.com  
601.990.5070 office | 601.209.7150 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



*Call me today!*

**PRESTON SMITH**, MANAGING BROKER  
Preston@TomSmithLand.com  
601.990.5070 office | 601.209.7150 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



*Call me today!*

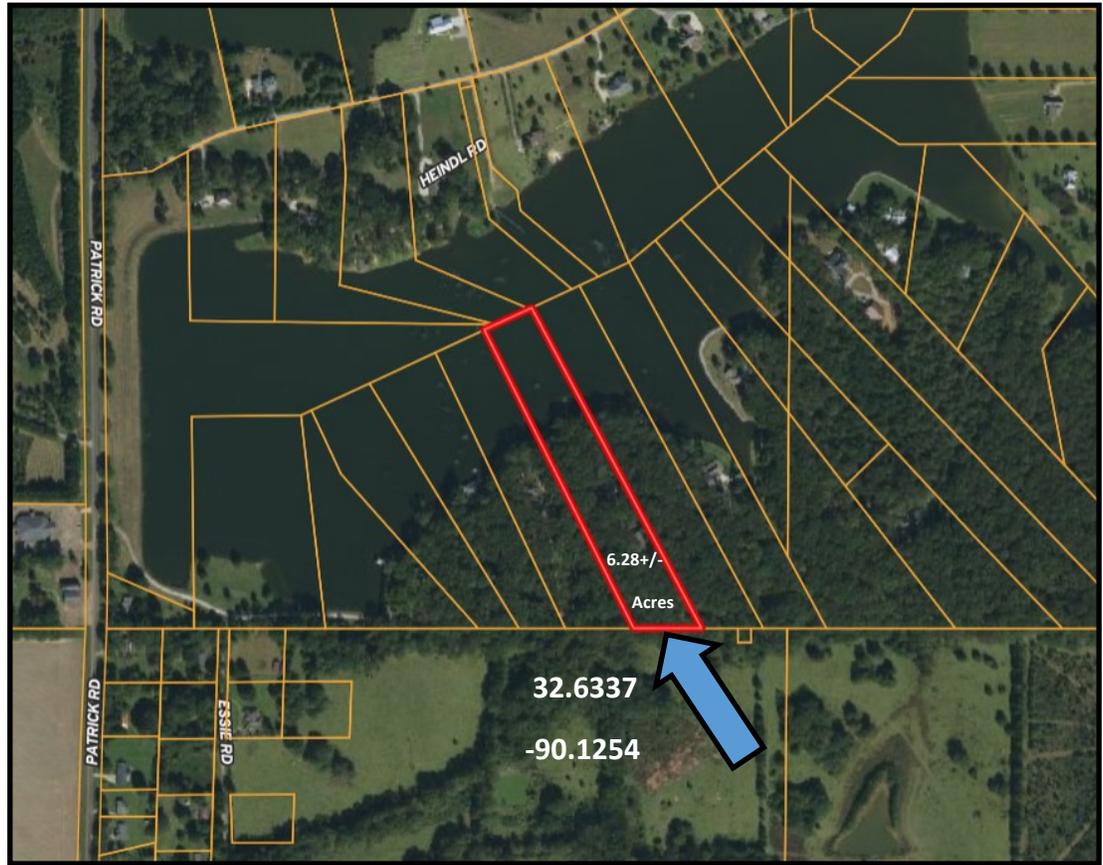
**PRESTON SMITH**, MANAGING BROKER  
Preston@TomSmithLand.com  
601.990.5070 office | 601.209.7150 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# AERIAL MAP



# FLOOD MAP



*call me today!*

**PRESTON SMITH**, MANAGING BROKER

Preston@TomSmithLand.com

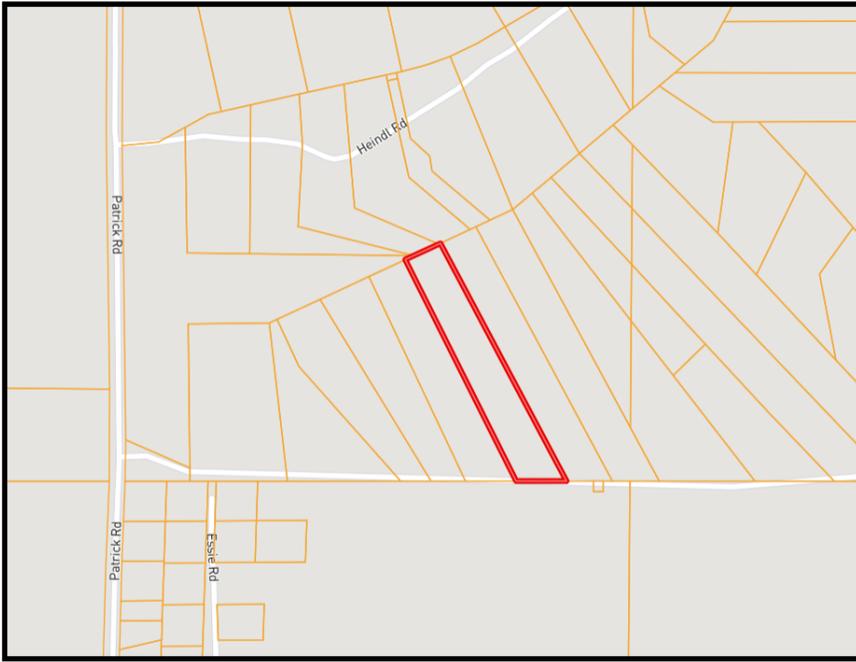
601.990.5070 office | 601.209.7150 cell



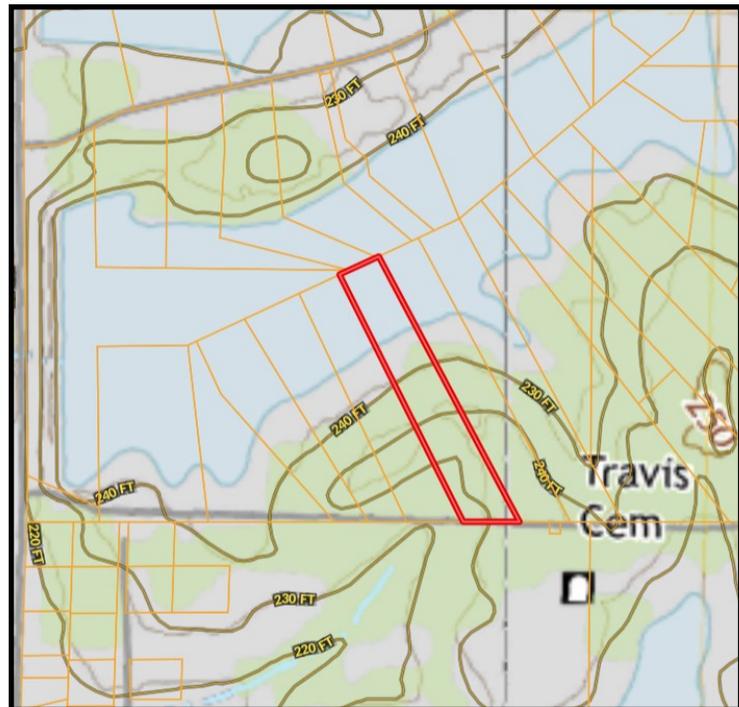
Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# OWNERSHIP MAP

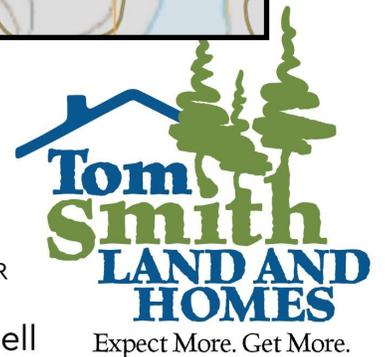


# TOPO MAP



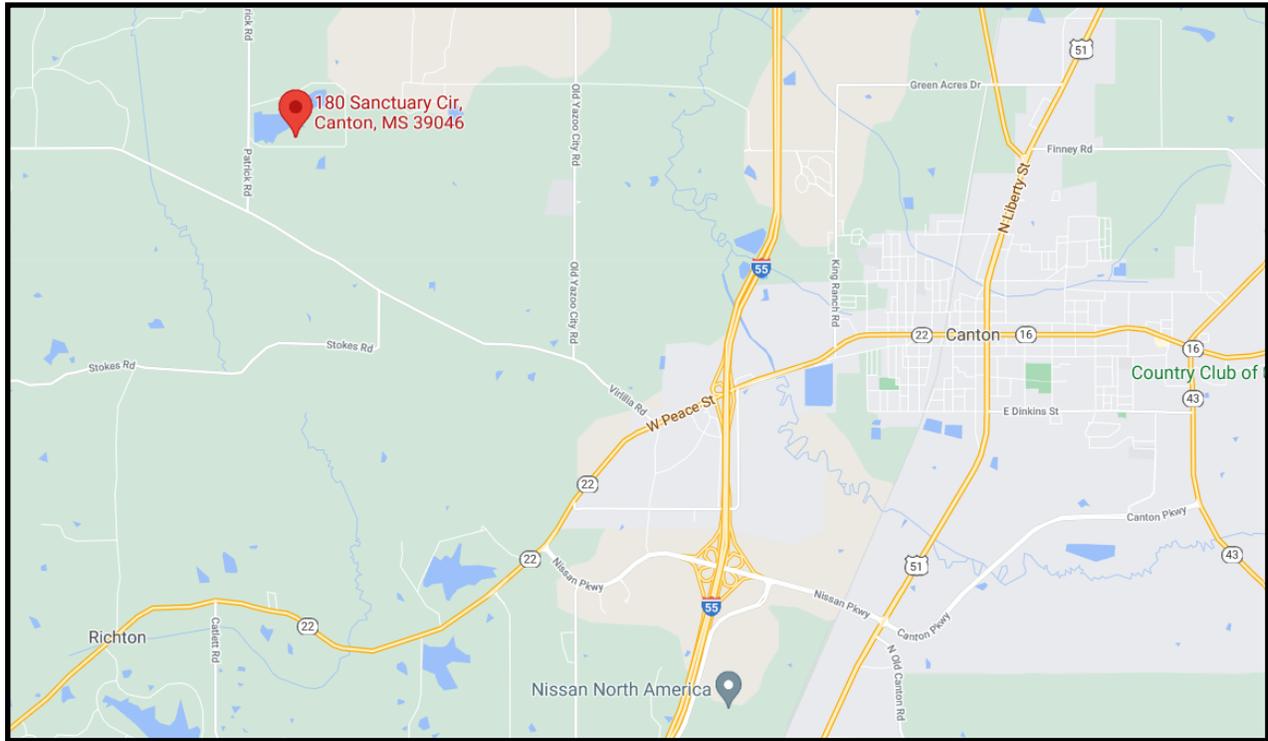
*call me today!*

**PRESTON SMITH**, MANAGING BROKER  
Preston@TomSmithLand.com  
601.990.5070 office | 601.209.7150 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



## DIRECTIONAL MAP



**Directions from Canton MS:** Travel west on W Peace Street for 2.6 miles. Turn right onto Virilia Road and travel 3.6 miles to Patrick Road; turn right and travel 0.8 miles. Sanctuary Lane will be on the right, turn and continue for 1.6 miles; the property will be on the right.



*call me today!*

**PRESTON SMITH**, MANAGING BROKER

Preston@TomSmithLand.com

601.990.5070 office | 601.209.7150 cell



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.