

*17.52 +/- Surveyed Acres With a Beautiful Home and Garage , Holmes County, MS*



*Gorgeous 5 Bedrooms and 6.5 Baths Home*

*Three Car Garage*

*Detached 5 Car Garage With Full Bath*

*17.52 +/- Surveyed Acres*

*\$499,999*

**Directions:** From the intersection of Hwy 17 and Brozville Road in Lexington MS, travel west on Brozville Rd for 1.3 miles and turn right into private driveway: 8587 Brozville Rd. Lexington, MS 39095

**GPS: 33.0951, -90.068**



*call me today!*

**SAM SAMPLE**, REALTOR®

Sam@TomSmithLand.com

601.898.2772 office | 601.668.5697 cell



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

*This might just be the best value per square foot in the state! The beautiful home is situated on 17.52+/- surveyed acres in Holmes County just outside of Lexington MS.*

*The two story home offers 8,349 square feet of living space with five generous sized bedrooms and 6.5 baths. The craftsmanship is exceptional. The grand entrance is only the beginning of the very impressive estate. Upon entry you are immediately overwhelmed with sheer size and attention to detail. The lower floor has a library and formal dining area away from the hustle and bustle of the kitchen and den. A full bar with a wine chiller is available for entertaining guests. Another private area is nearby for stepping out just long enough to answer that email, text or phone call and then returning to your company before you are missed. The kitchen is an adventure all alone. Viking appliances throughout the area include a separate refrigerator and freezer with ice maker, double oven with pot filler, microwave, vent-a-hood, trash compactor and dumbwaiter for servicing between floors. The walk-in pantry has ample space for all the groceries as well as the items you normally are pressed to find storage for. The master bedroom, master bath and adjacent office are like nothing I have had the privilege of seeing. His and her closets have drawers and glass paneled doors to protect your items and display them for ease in selection. The shower in the master bath is simply beautiful with accent lighting and multiple shower nozzles all behind glass panels. A linen closet is conveniently located through the shower area with more than enough shelving.*



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*The first floor has an oversized dedicated laundry room with a half bath. The entrance to the three car garage is located near this area. Upstairs can be accessed from either end of the first floor by two separate stairwells. The second story is equally impressive as the downstairs with a balcony that overlooks the entrance area and the exceptionally larger den. The upstairs has a completely separate kitchen to include an oven, refrigerator and dishwasher. Another oversized entertaining area is available near the kitchen. The upstairs offers three full baths and a dedicated laundry room.*

*The home has many additional features to include tankless water heaters, multiple heating and cooling units, dedicated home electronic terminal room and unique artwork on the ceiling and walls.*

*The detached five car garage is adjacent to the home with an upstairs for storage or meeting space for groups. The open area above the 1,570 square foot garage is approximately 1,125 square feet. The large area is accessed by a stairwell and includes a full bath, a tank type water heater and additional storage space under the stairwell.*

*The property has plenty of room to grow due to the expansive surveyed acreage. Enjoy the remote feeling with the luxury of the convenience of being five minutes from Lexington MS.*

*To schedule a showing of this property, call Sam Sample today!*



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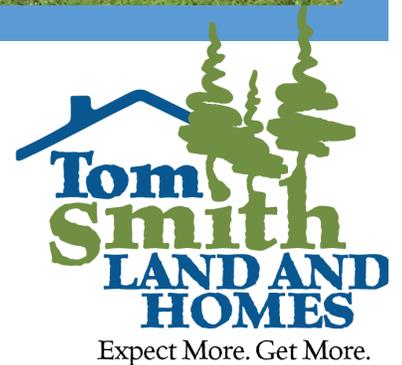


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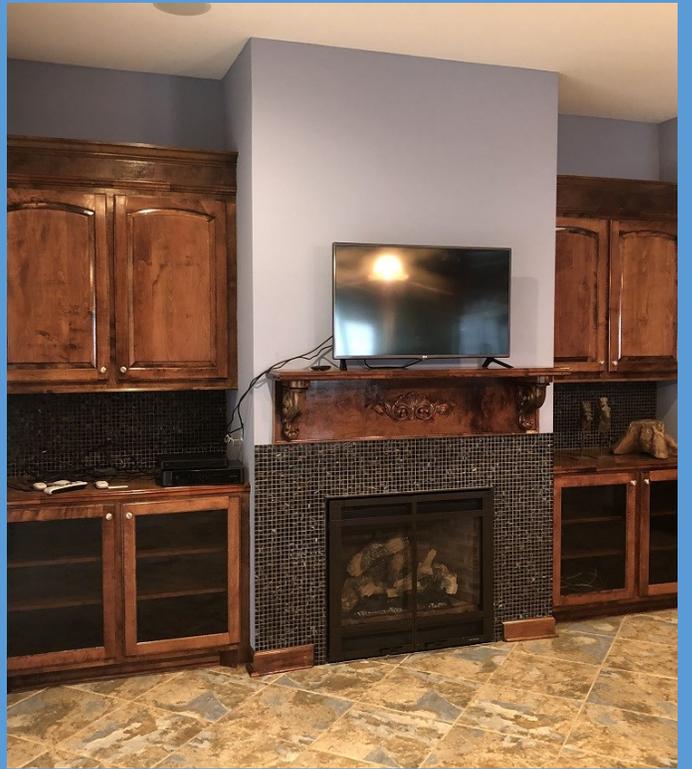
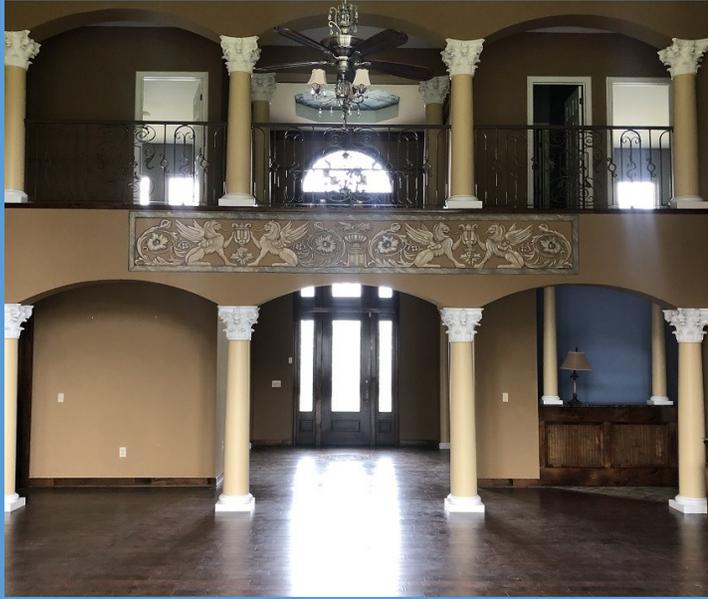


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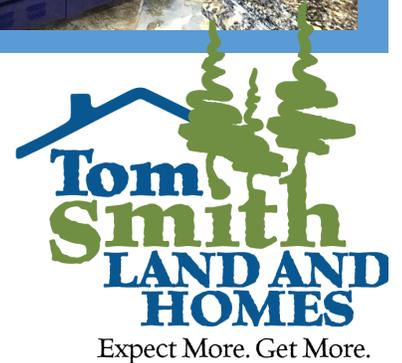


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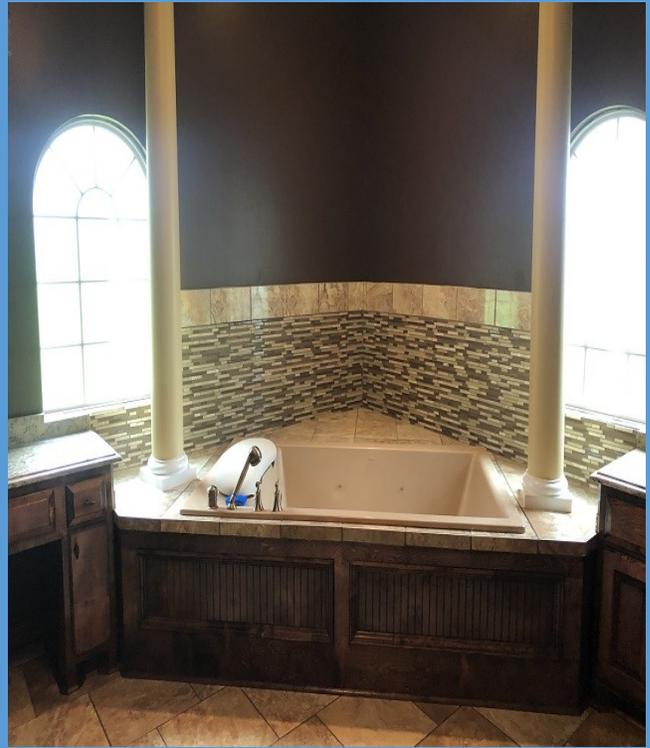


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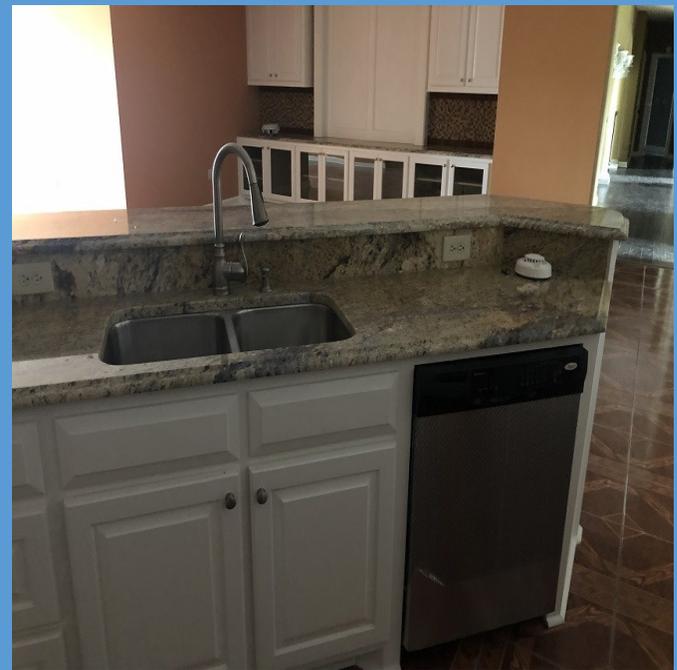
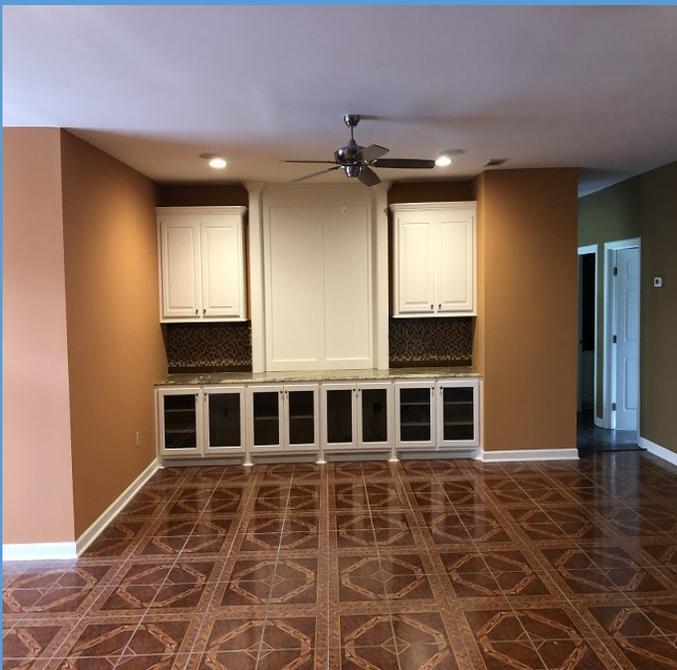


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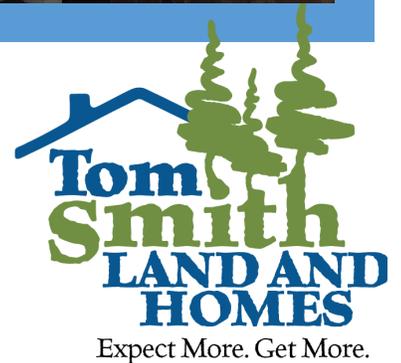


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## Aerial Map

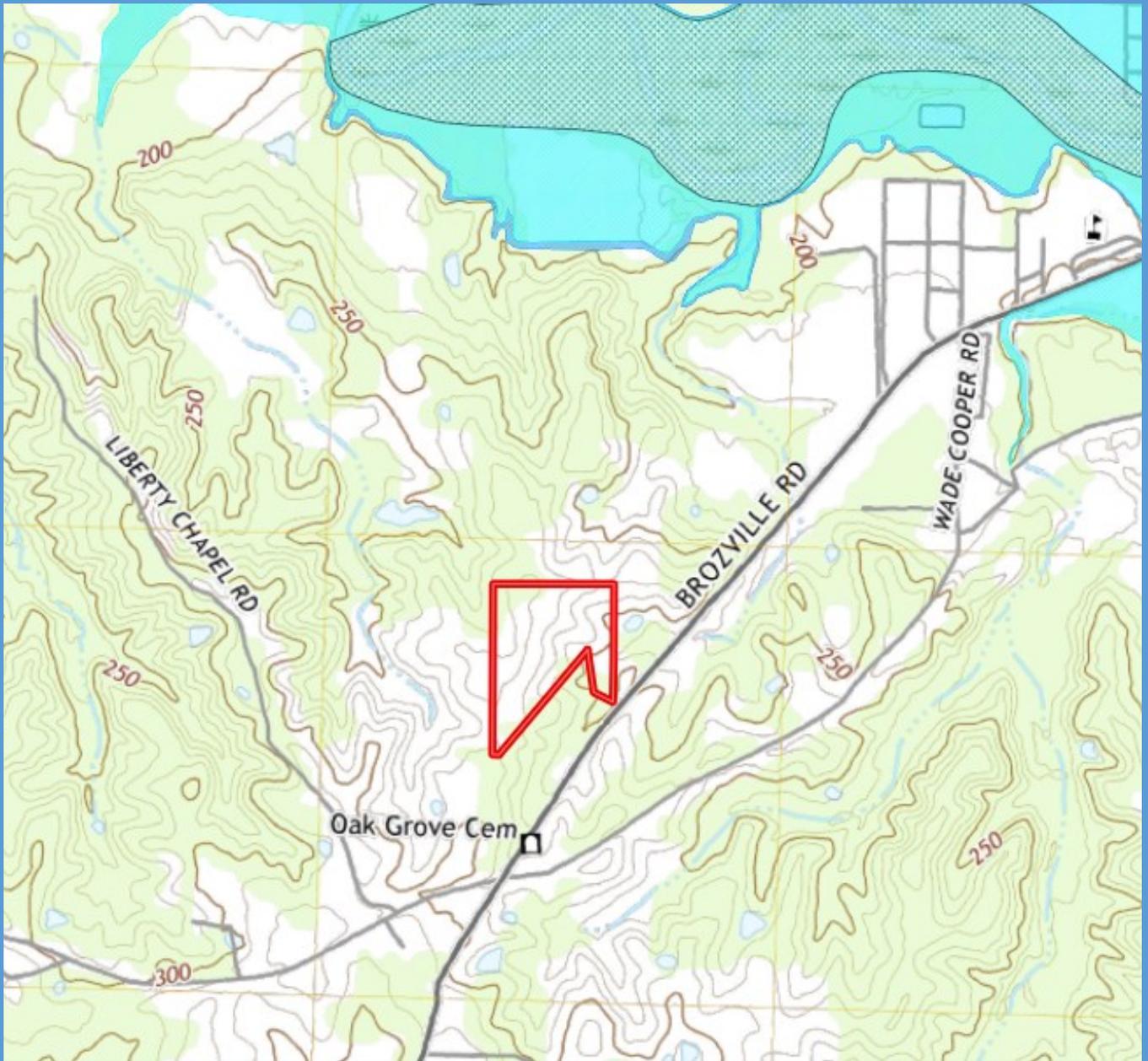


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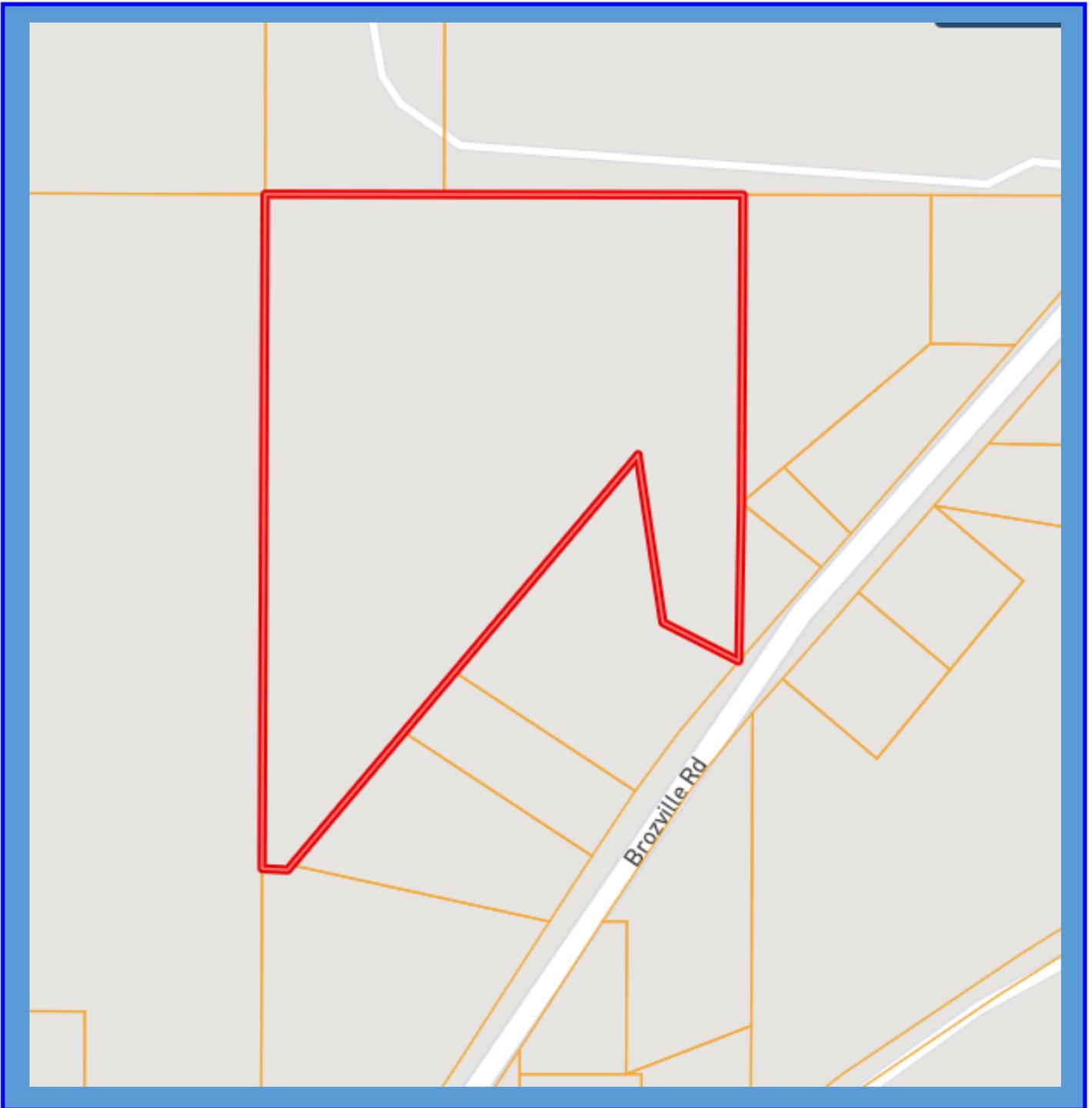
## Floodplain with Topo Map



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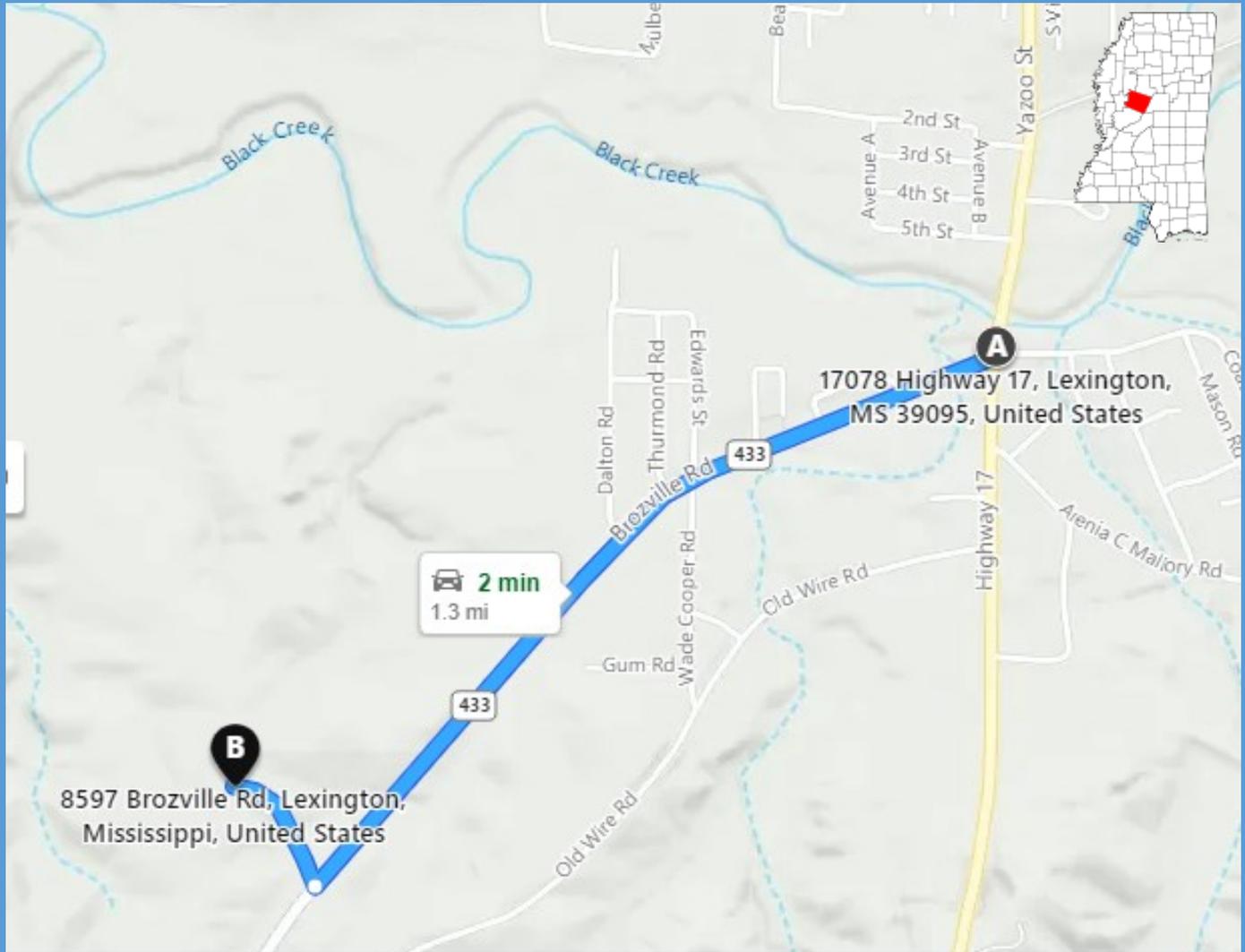
## Ownership Map



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## Directional Map



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