

# Spacious Living on 2.90+/- Acres Union County, MS



This beautiful Union County, MS property is calling your name! A custom built, 4,600+/- square foot, two-story home, situated on 2.90+/- acres in New Albany, offers four bedrooms and four baths. On the main level is a master suite, kitchen, living room with gas fireplace, office, guest bath and formal dining room. The kitchen features a double oven, gas stove, granite counters, a bar area for meals, stainless-steel appliances and cabinets galore. The laundry room has its own sink and plenty of room for storage. The second level offers three bedrooms, two baths and a large playroom for the children. Two large unfinished storage areas are in the attic, on each side of the playroom. Floors are hardwood with ceramic tile in the kitchen and bathrooms. You have ample storage space with the many closets inside the home, in the garage and on the gorgeous back patio. Your family will enjoy splashing around in the 20'x40' in-ground pool and playing in the spacious yard. Store your tools and equipment in the large shop! This property is located in the A-rated New Albany School district and close to downtown. Call Tom today for your private showing! Owner/Broker.

Directions From the Intersection of Hwy 15/Hwy 30 in New Albany, MS: Travel north on Hwy 15 for 1.75 miles to Shannon Drive. Turn right and drive 1/8 mile to the property at the end of the road.



*call me today!*

**TOM WISEMAN**, MANAGING BROKER  
TWiseman@TomSmithLand.com  
662.317.0467

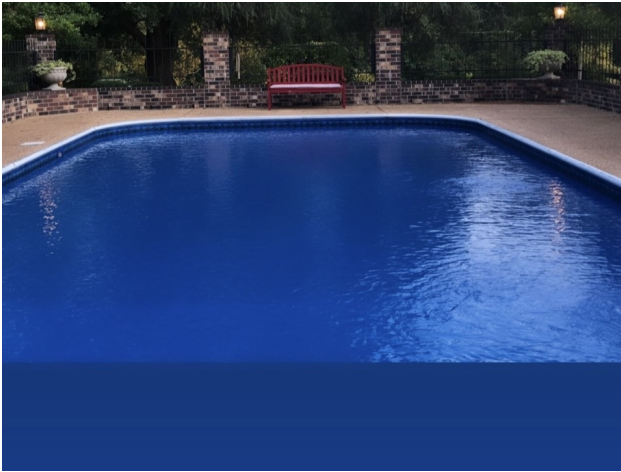


Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





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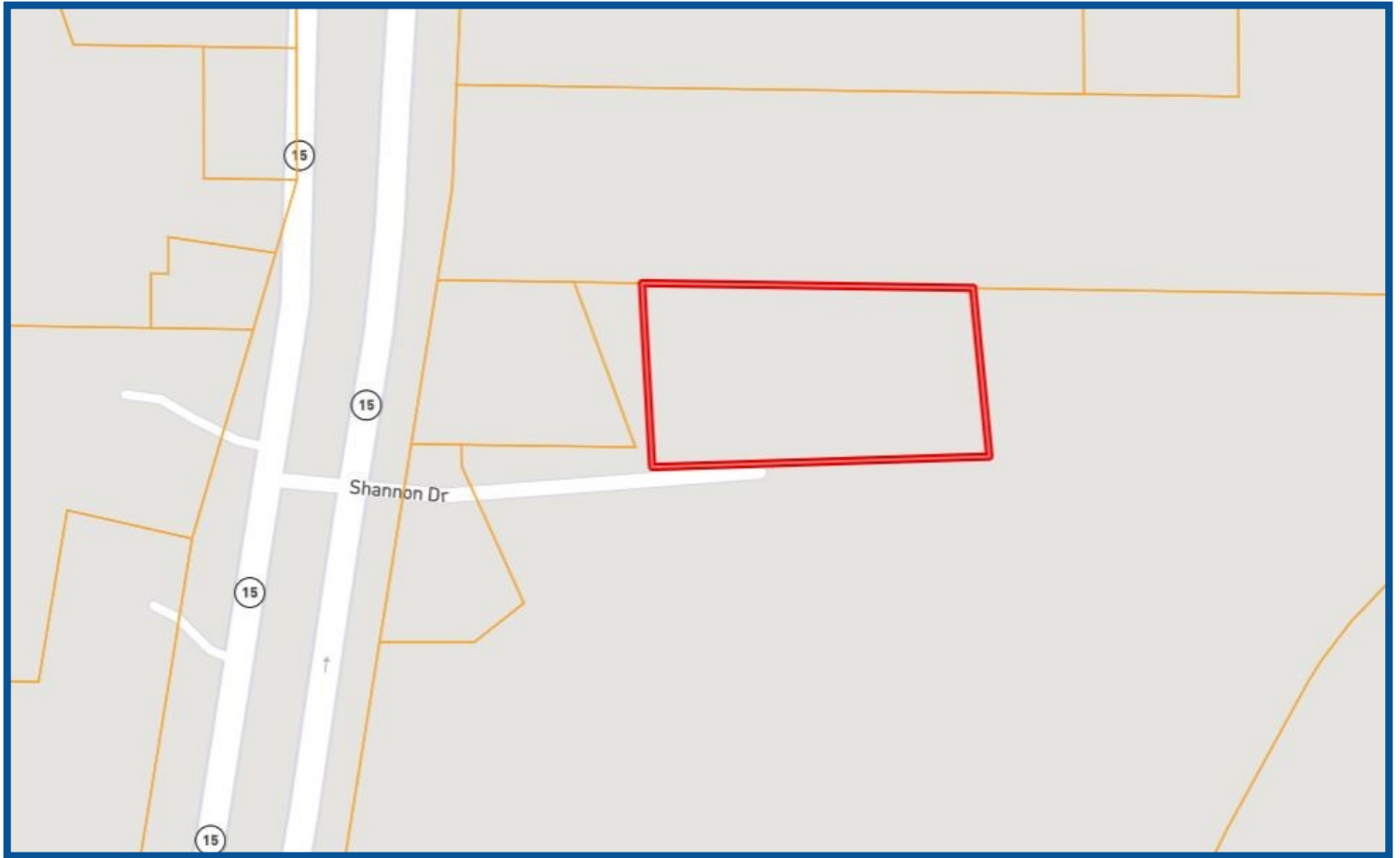
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# PROPERTY MAP



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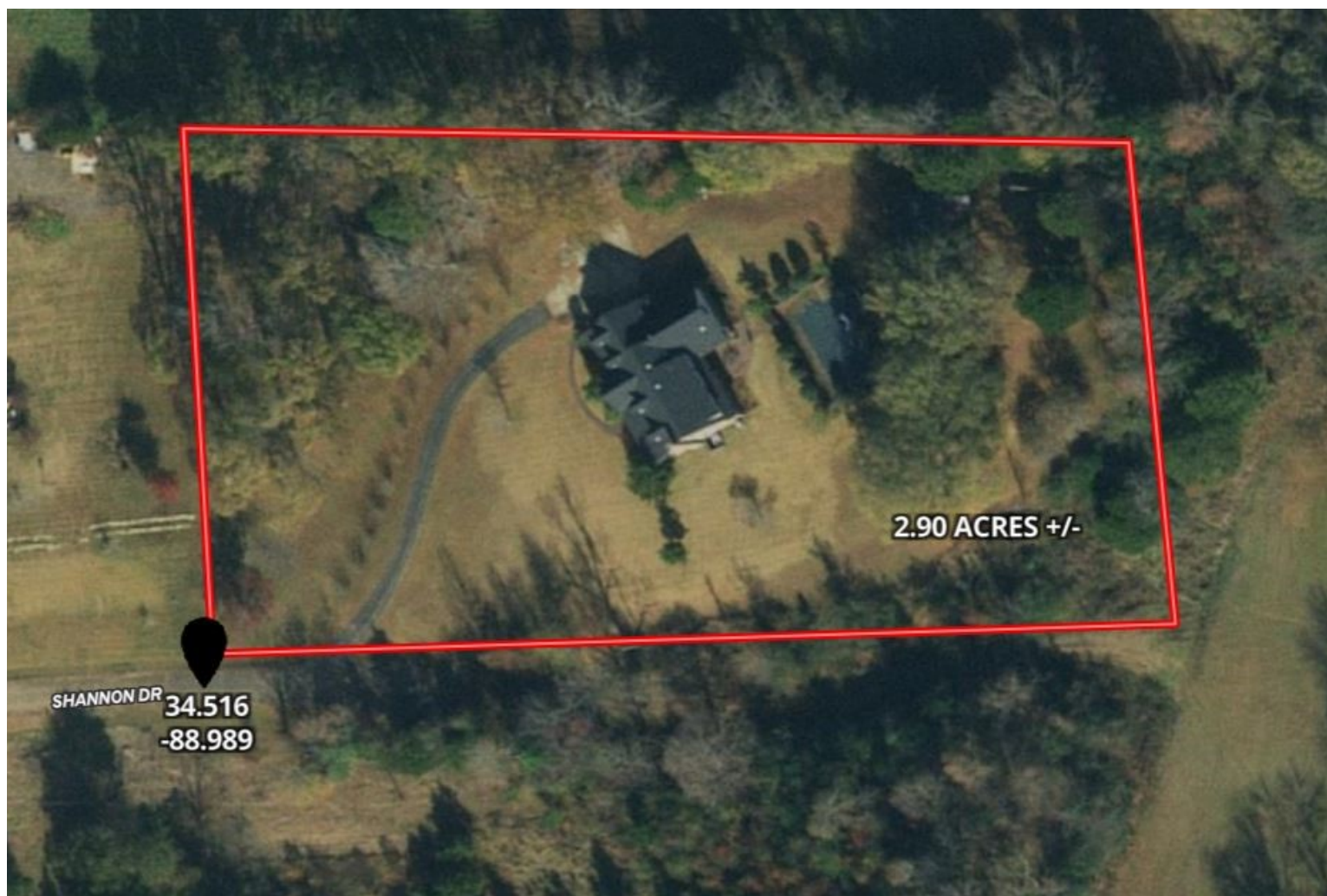


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# AERIAL MAP



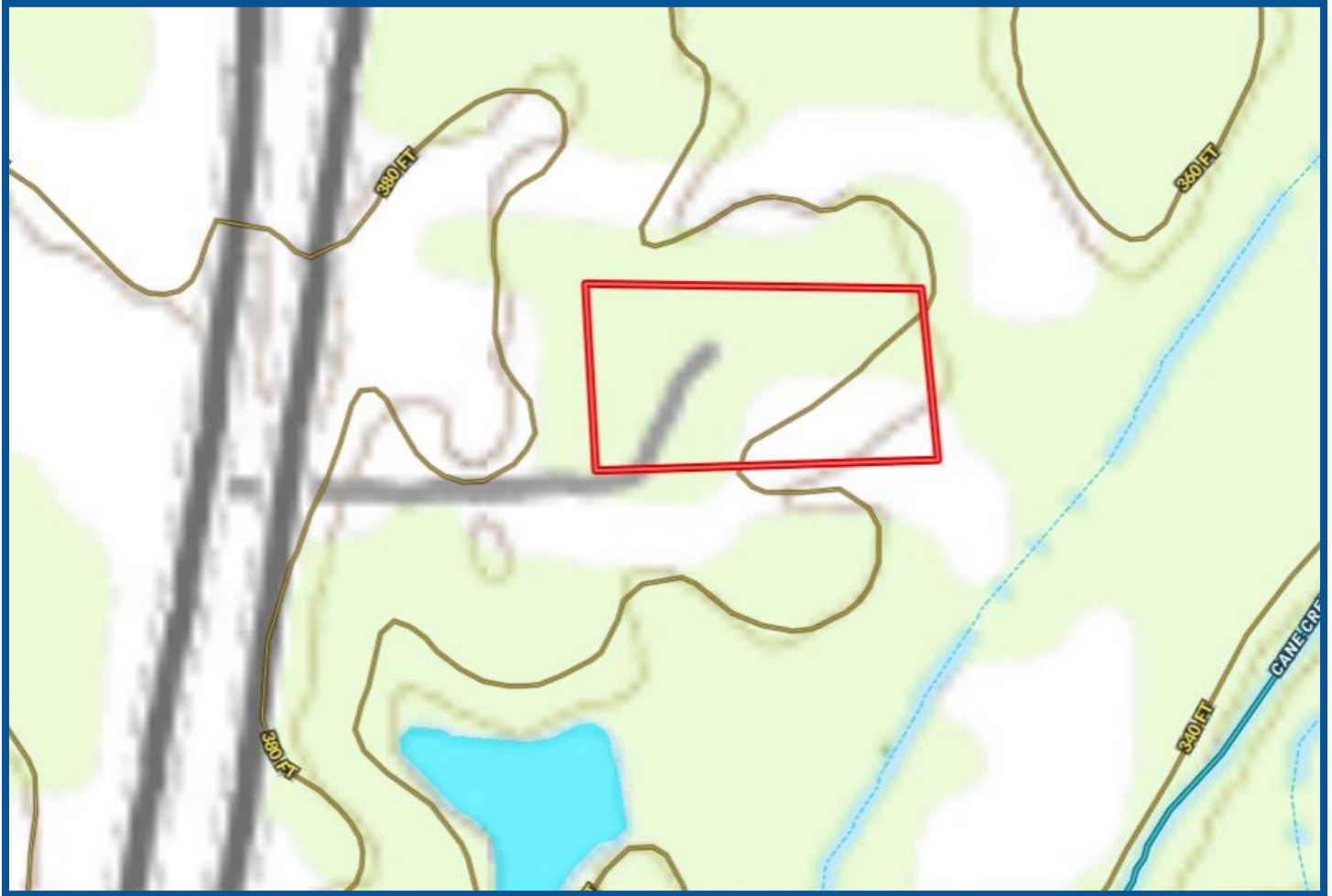
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# TOPO MAP



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# FLOOD MAP



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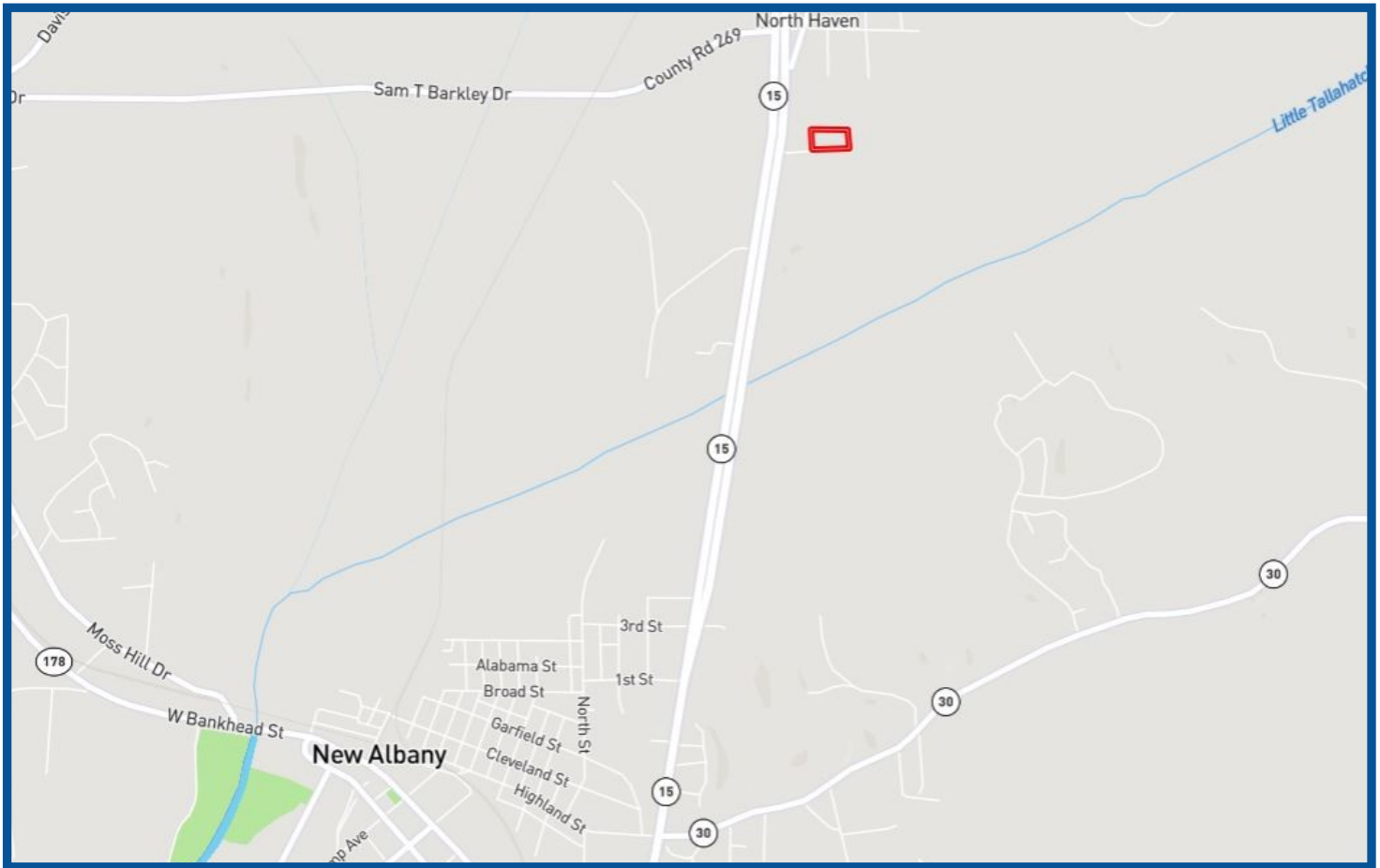


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# DIRECTIONAL MAP



Directions From the Intersection of Hwy 15/Hwy 30 in New Albany, MS: Travel north on Hwy 15 for 1.75 miles to Shannon Drive. Turn right and drive 1/8 mile to the property at the end of the road.

**Address: 1011 Shannon Drive New Albany, MS 38652**



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