

209 HARBOR VIEW DRIVE MADISON COUNTY, MS

\$155,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (769) 888-2522

209 HARBOR VIEW DRIVE

PROPERTY PROFILE

LOCATION:

- 209 Harbor View Drive
Madison, MS 39110
- Madison County
- 12± Miles North of
Madison the City

COORDINATES:

- 32.5634, -90.1619

PROPERTY USE:

- Potential Homesite

PROPERTY INFORMATION:

- 0.4823± Acre Waterfront Lot
- New Boat Slip and Seawall
- House Plans upon Request
- Paved Roads
- HOA Restrictions
- Electricity, Water, and Sewer Available
- Lake Caroline Amenities: Swimming,
Tennis, Walking Trails, Fishing,
Boating, and So Much More

TAX INFORMATION:

2022 - \$709.76

- Parcel #: 081A-02-295-00-00



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

RACHEL BOYD

RESIDENTIAL SPECIALIST

C: 913-212-8419

O: 769-888-2522

rachel@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 209 HARBOR VIEW DRIVE

WATERFRONT! WATERFRONT! WATERFRONT! WELCOME TO LAKE CAROLINE, A WELL SOUGHT-AFTER SUBDIVISION IN MADISON COUNTY, MS! This 0.4823± acre waterfront lot is in The Shores of Lake Caroline and is ready to go with a new boat slip and seawall for all your boating needs. The 120± acre lake offers great entertainment for all ages: boating, skiing, fishing, or just enjoying the beautiful sunrises and sunsets. Just to the west is the 59± acre Camden Lake, which provides fishing or kayaking for non-motorized boats. The Lake Caroline Golf Club is a private, 18-hole championship golf course located inside the community. The club includes the Grill at Lake Caroline, a nice place to grab lunch or enjoy their Sunday buffet. Tennis and pickleball courts, walking trails, and the three saltwater pools will surely keep you and your guests entertained within Lake Caroline. The close-knit community will make you feel at home when you partake in one of the fun activities the HOA offers, from a New Year's Eve celebration to a phenomenal fireworks show on the lawn on the 4th of July or any of the other gatherings throughout the year.

If you've been dreaming of owning lakefront property in a resort-style community, contact Rachel Boyd for your private tour of Lake Caroline today.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

RACHEL BOYD

RESIDENTIAL SPECIALIST

C: 913-212-8419

O: 769-888-2522

rachel@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

RACHEL BOYD

RESIDENTIAL SPECIALIST

C: 913-212-8419

O: 769-888-2522

rachel@smalltownproperties.com

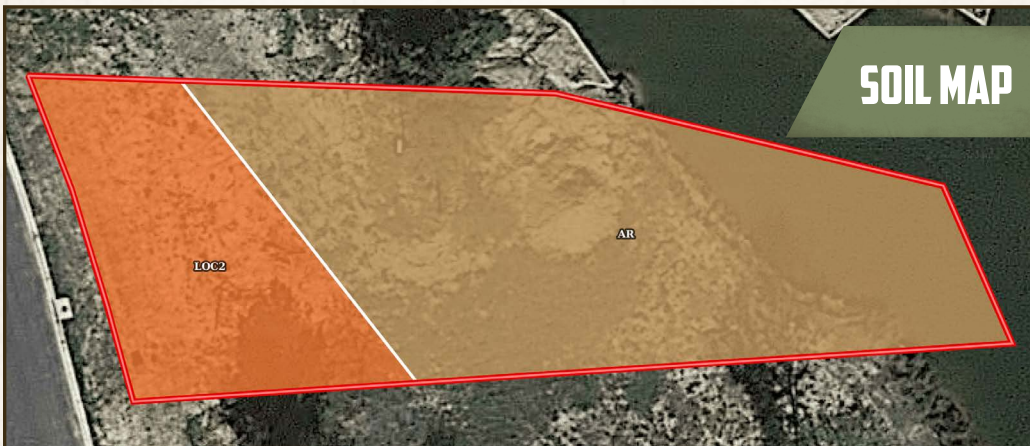
4848 Main St. - Flora, MS 39071

smalltownproperties.com

TOPOGRAPHY MAP



SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ar	Ariel silt loam	0.32	71.11	0	76	2w
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	0.13	28.89	0	47	4e
TOTALS		0.45(*	100%	-	67.62	2.58



SMALLTOWN
 HUNTING PROPERTIES
 & REAL ESTATESM

RACHEL BOYD
 RESIDENTIAL SPECIALIST

C: 913-212-8419

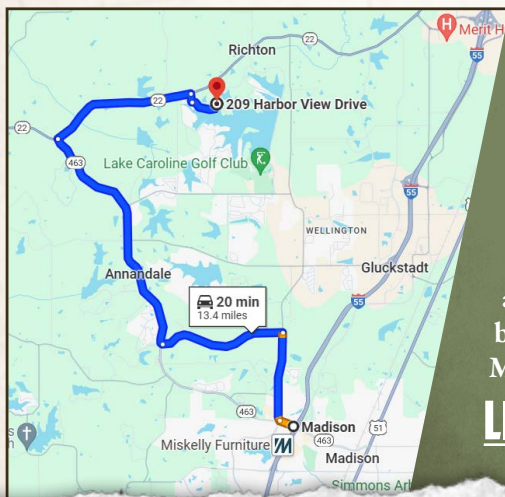
O: 769-888-2522

rachel@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

land id. LINK



Directions From the Intersection of I-55 and Main Street in Madison, MS: Travel 0.3 miles northwest on Main Street. Turn right onto Bozeman Road and travel 1.8 miles. Turn left onto Reunion Parkway and proceed 2.6 miles. Turn right onto MS-463 W and travel 5.0 miles. Turn right onto MS-22E and travel 2.9 miles. Turn right onto Shores Drive and continue 0.2 miles. Turn left onto Harbor View Drive and in 0.6 miles, the destination will be on the right. 209 Harbor View Drive Madison, MS 39110

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

RACHEL BOYD

RESIDENTIAL SPECIALIST

C: 913-212-8419

O: 769-888-2522

rachel@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com