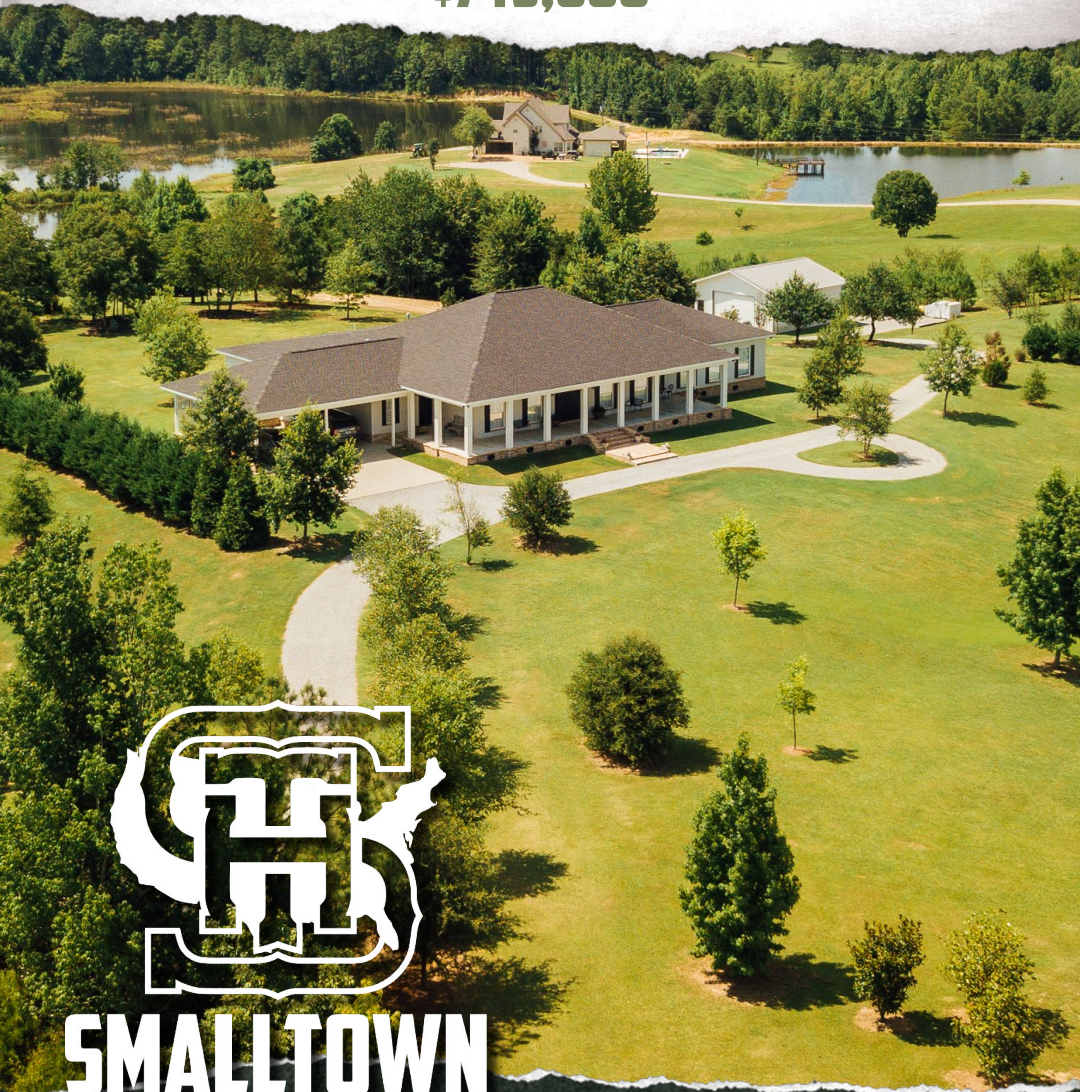


A HOME WITH 15± ACRES GRENADA COUNTY, MS

\$749,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

LOCATION:

- 1720 Highland Hills
Grenada, MS 38901
- Grenada County
- Highland Hills Community
- 5.3± Miles to the
Grenada City Limits
- 14.3± Miles to the
Milwaukee Tool Plant
- 11.6± Miles to Grenada Lake
- 88± Miles South of
Memphis, TN

COORDINATES:

- 33.6788, -89.8486

PROPERTY USE:

- Residential
- Recreational

PROPERTY INFORMATION:

- 4,263± SF Custom Built Home
- 4 Bed/3.5 Baths
- Sunroom
- Oversized Laundry Room
- Office
- Dining Room
- Walk-In Safe Room
- 2 Stocked Ponds
- 31' x 31' Workshop

TAX INFORMATION:

- Parcel id 036-14-001.14
(36140000114) - \$4,752.68 - 2023



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BARRY HOLT

LAND SPECIALIST

C: 601-613-2288

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barry@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

WELCOME TO THE GRENADA 15

WOW! WOW! WOW! THAT WILL BE YOUR REACTION TO THIS DREAMY, 15± ACRE GRENADA COUNTY PROPERTY! SITUATED IN THE HIGHLAND HILLS COMMUNITY OF GRENADA, MS, THIS IS A MUST-SEE PLACE!! The pristine property features a custom-built home, two ponds each stocked with bass and bream, majestic rolling hills and incredible views in all directions. A meandering driveway will lead you right to the front steps of the focal point: an impeccable 4,500± square foot home, designed by the renowned Belinda Stewart Architects, where details shine at every corner! You will be wowed by the charming front porch, 110-year-old cypress wood beams, multiple fireplaces, Old Chicago Brick, quartz countertops, amazing light fixtures, beautifully colored walls and the over-sized hallway completing the historic feel. The move-in-ready home boasts generous spaces throughout, including a total of four bedrooms: a primary suite, a jack-and-jill suite, and a guest suite complete with its own fireplace! Other features include a mudroom, three and one half baths, an over-sized laundry room, a spacious dining room, sunroom, home office, and walk-in safe room. An optional fifth bedroom can also be used as a game room, home gym, craft space or another office.



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MORE ABOUT THE GRENADA 15

The kitchen is outfitted with stainless steel appliances, double ovens, painted wood cabinets, quartz counters, a walk-in pantry with butcher block countertops, brick backsplash, a 60/40 farm sink with an apron, and a large, cypress island. Separating the den from the kitchen is a brick, doublesided fireplace, adding so much character to the area. Hardwood floors, some of which offer Old Chicago brick details, run throughout the house, and the generously sized windows offer stunning views of the lakes, sunsets, and rolling hills. Storage is made easy with impressively sized walk-in closets in each bedroom and other closets throughout. This house is a nod to tradition and the perfect place for entertaining family and friends.

In addition to the home, the property offers an impressive 31'x31' workshop with roll-up doors on each end. Located just minutes from the Grenada city limits and the world-famous Grenada Lake, 1720 Highland Hills could be your new mailing address! *Additional acreage is available.*

Call Barry Holt today to schedule your private tour of this remarkable property.



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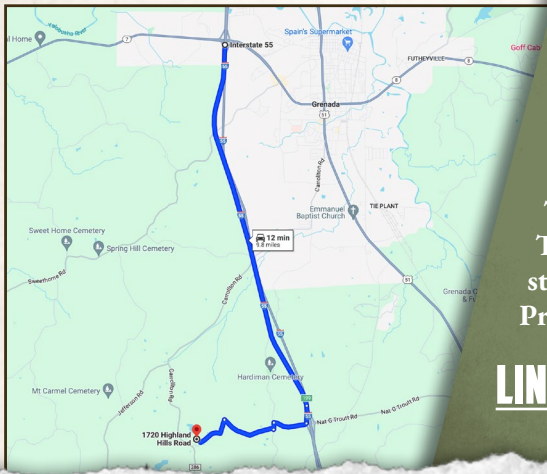
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land id. LINK



From the intersection of I-55 and Hwy 6 in Grenada, MS: Proceed south on I-55 for 7.0 miles. Take exit 199 and merge onto Griffis Road. Travel west on Griffis for 0.6 mile. Turn Left onto Halls Road and travel South for 0.1 mile. Turn Right onto Highland Hills Road, Travel west for 1.0 mile. Turn left to stay on Highland Hills Road for 0.7 mile. Property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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