

# Newly Renovated Home on 1± Acre

2159 Sunny Lane Road

Benton, MS



**\$215,000**



**AMANDA MCINNIS**  
REALTOR®  
O: 601.898.2772 | C: 769.220.2082  
Amanda@TomSmithHomes.com

**HALEY BELDEN**  
REALTOR®  
O: 601.898.2772 | C: 601.209.2310  
Haley@TomSmithHomes.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# Property Information

## Location:

- Peaceful country living just 6 miles from Yazoo City and 4 miles from Benton.

## Coordinates:

- 32.8248, -90.3297

## Property Use:

- Residential

# Property Highlights

- 1± acre lot
- 1,286± sq. ft
- 2 bedrooms, 1 bathroom
- Fully renovated from the ground up (2025)
- All-new plumbing throughout & all-new electrical system
- Brand-new septic system
- New central heating and air conditioning system
- Epoxy resin oak butcher block countertops

**AMANDA MCINNIS**

REALTOR®

O: 601.898.2772 | C: 769.220.2082

Amanda@TomSmithHomes.com



**HALEY BELDEN**

REALTOR®

O: 601.898.2772 | C: 601.209.2310

Haley@TomSmithHomes.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*

**601.898.2772 | TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# The Residence

1,204± sq. ft.

Completely renovated and move-in ready! This 2-bedroom, 1-bath brick home sits on a spacious 1± acre lot and has been extensively updated from top to bottom. It was taken down to the studs and rebuilt with all-new plumbing, electrical, central HVAC, ductwork, and a new septic system. The beautifully updated kitchen features custom epoxy resin oak butcher block countertops. While the home retains its solid 1971 brick exterior and concrete foundation, nearly everything inside is brand new, offering the comfort and reliability of a modern home. Don't miss your opportunity to own this beautifully updated property.



**AMANDA MCINNIS**  
REALTOR®  
O: 601.898.2772 | C: 769.220.2082  
Amanda@TomSmithHomes.com



**HALEY BELDEN**  
REALTOR®  
O: 601.898.2772 | C: 601.209.2310  
Haley@TomSmithHomes.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*

**601.898.2772 | TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# The Residence



**AMANDA MCINNIS**

REALTOR®

O: 601.898.2772 | C: 769.220.2082

Amanda@TomSmithHomes.com



**HALEY BELDEN**

REALTOR®

O: 601.898.2772 | C: 601.209.2310

Haley@TomSmithHomes.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# The Residence



**AMANDA MCINNIS**

REALTOR®

O: 601.898.2772 | C: 769.220.2082

Amanda@TomSmithHomes.com



**HALEY BELDEN**

REALTOR®

O: 601.898.2772 | C: 601.209.2310

Haley@TomSmithHomes.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



# The Residence



**AMANDA MCINNIS**

REALTOR®

O: 601.898.2772 | C: 769.220.2082

Amanda@TomSmithHomes.com



**HALEY BELDEN**

REALTOR®

O: 601.898.2772 | C: 601.209.2310

Haley@TomSmithHomes.com

**Expect More. Get More.**

**TomSmithLandandHomes.com**

*The Real Estate Experts You Can Trust!*

Information is believed to be accurate but not guaranteed.



# Aerial Map

[VIEW INTERACTIVE MAP](#) →



**AMANDA MCINNIS**

REALTOR®

O: 601.898.2772 | C: 769.220.2082

Amanda@TomSmithHomes.com



**HALEY BELDEN**

REALTOR®

O: 601.898.2772 | C: 601.209.2310

Haley@TomSmithHomes.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*

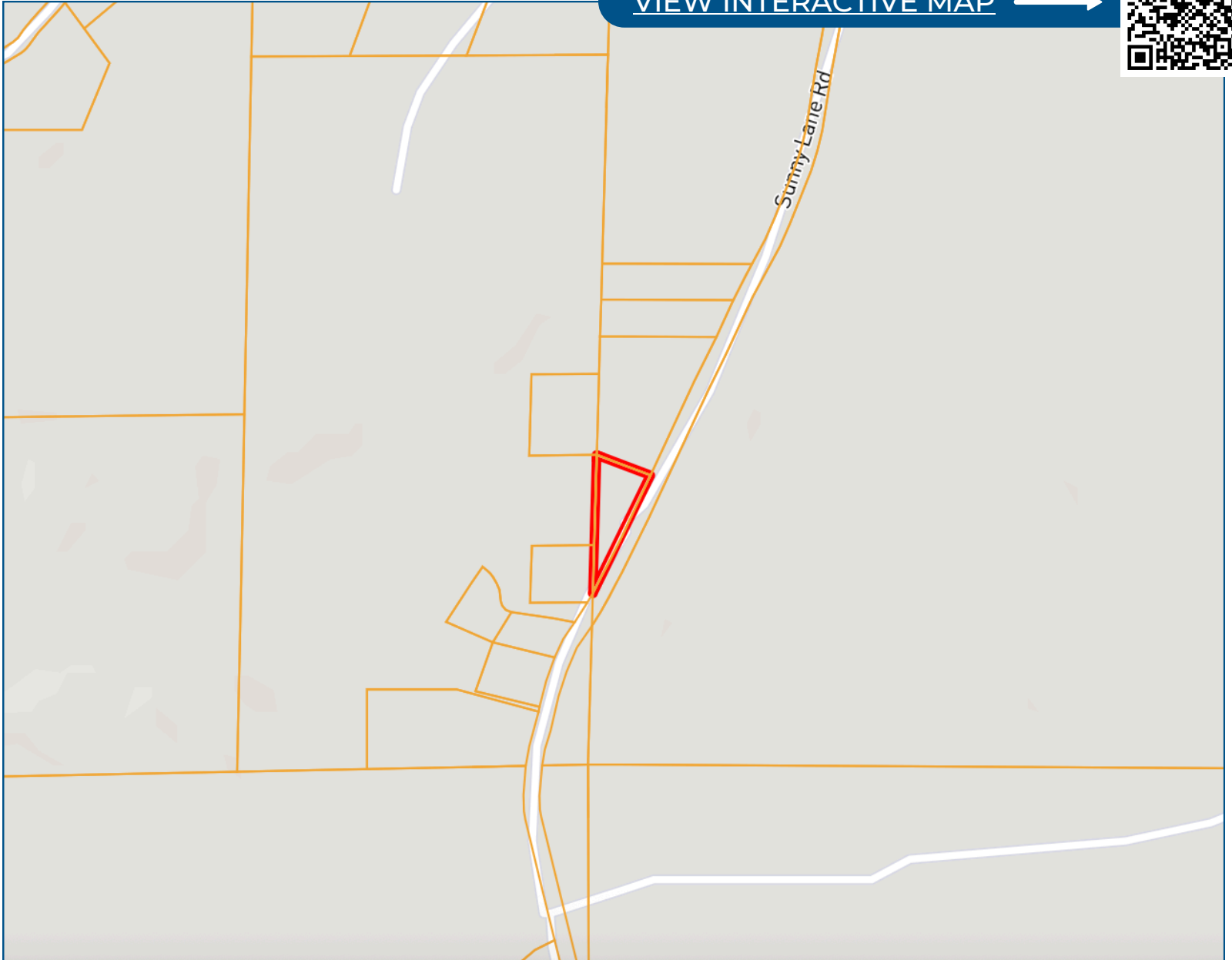


[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.

# Ownership Map

[VIEW INTERACTIVE MAP](#) →



**AMANDA MCINNIS**

REALTOR®

O: 601.898.2772 | C: 769.220.2082

Amanda@TomSmithHomes.com



**HALEY BELDEN**

REALTOR®

O: 601.898.2772 | C: 601.209.2310

Haley@TomSmithHomes.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*

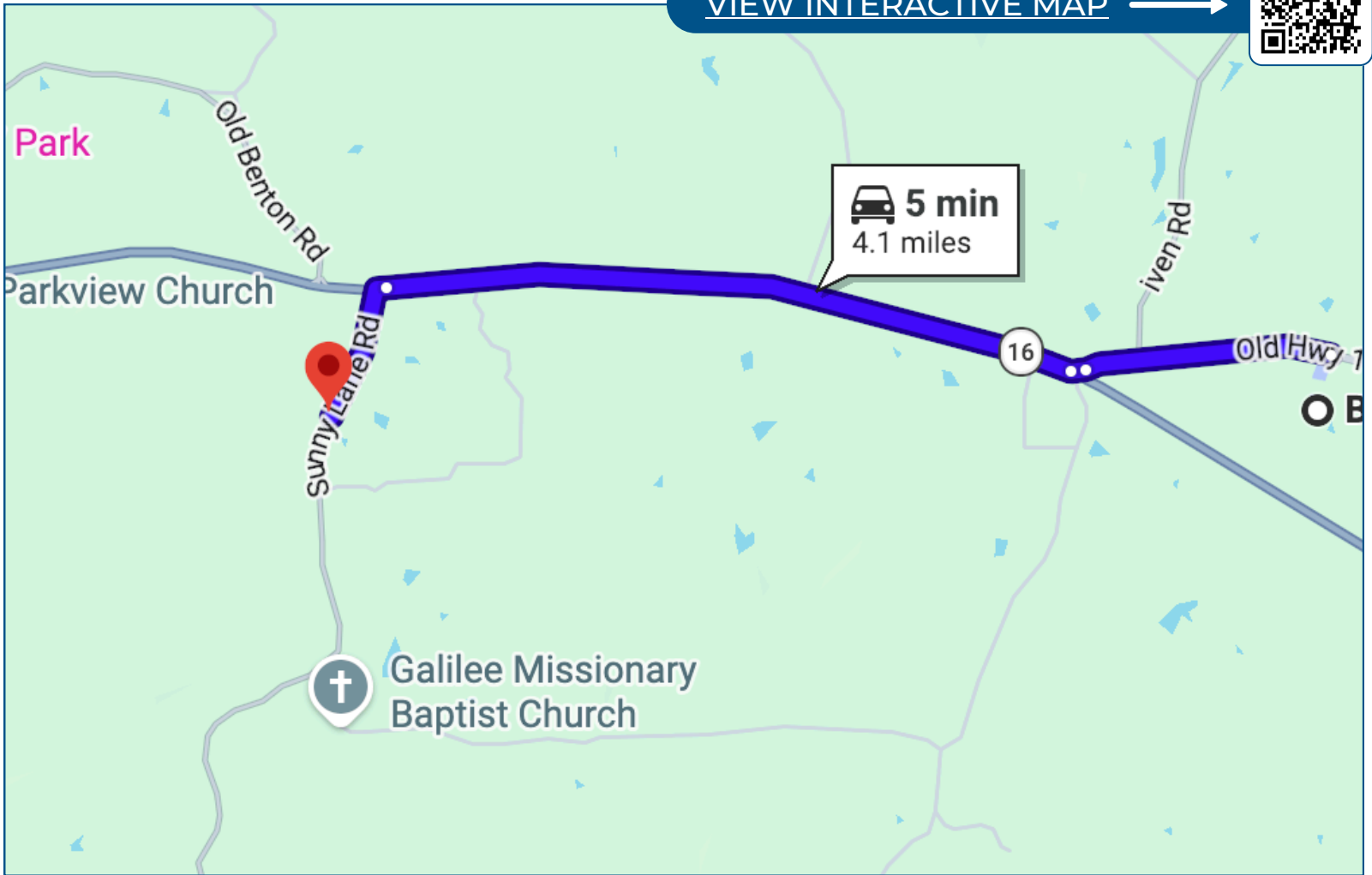


[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.

# Directional Map

[VIEW INTERACTIVE MAP](#) →



Head toward Moorehead Rd for 0.9 mi. Take a slight right toward MS-16 W (302 ft). Merge onto MS-16 W and continue for 2.6 mi. Turn left onto Sunny Lane Rd. Continue for 0.5 miles. The destination will be on your right.

**AMANDA MCINNIS**  
REALTOR®  
O: 601.898.2772 | C: 769.220.2082  
Amanda@TomSmithHomes.com



**HALEY BELDEN**  
REALTOR®  
O: 601.898.2772 | C: 601.209.2310  
Haley@TomSmithHomes.com

**Expect More. Get More.**

*The Real Estate Experts You Can Trust!*

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.

