

209 HARBOR VIEW DRIVE MADISON, MS 39110

\$165,000



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

Office 769-888-2522



# Property Profile

## Lake Caroline Subdivision Lot 74

### Location:

- 209 Harbor View Drive Madison, MS 39110
- Madison County, MS
- Approximately 12 Miles North of Downtown Madison

### Coordinates:

- 32.5634, -90.1619

### Property Information:

- .4823± Acre Open Waterfront Lot
- New Boat Slip and Seawall
- House Plans upon Request
- Paved Roads
- Lake Caroline Amenities; Swimming, Tennis, Walking Trails, Fishing, Boating, and so much more
- HOA Restrictions
- Electricity, Water, and Sewer Available
- Conveniently Located to Shopping, Entertainment, & Eateries

### Property Use:

- Potential Homesite

### Tax Information: 2022 \$709.76

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



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**RACHEL BOYD**  
RESIDENTIAL SPECIALIST

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[rachel@smalltownproperties.com](mailto:rachel@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

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

Information is believed to be accurate but not guaranteed.



Waterfront! Waterfront! Waterfront! Welcome to Lake Caroline, a well sought after subdivision, in Madison County, MS! This .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.



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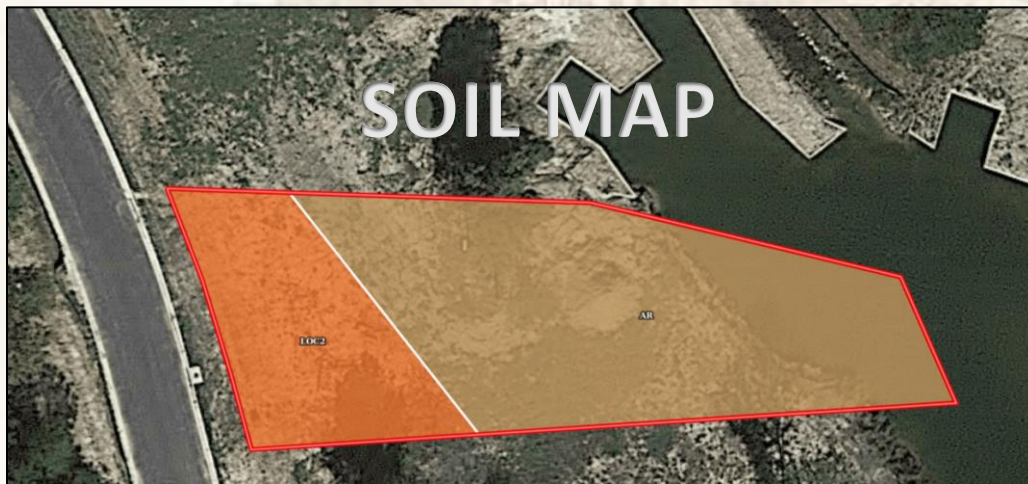


# AERIAL MAP



Click [HERE](#) for Interactive 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



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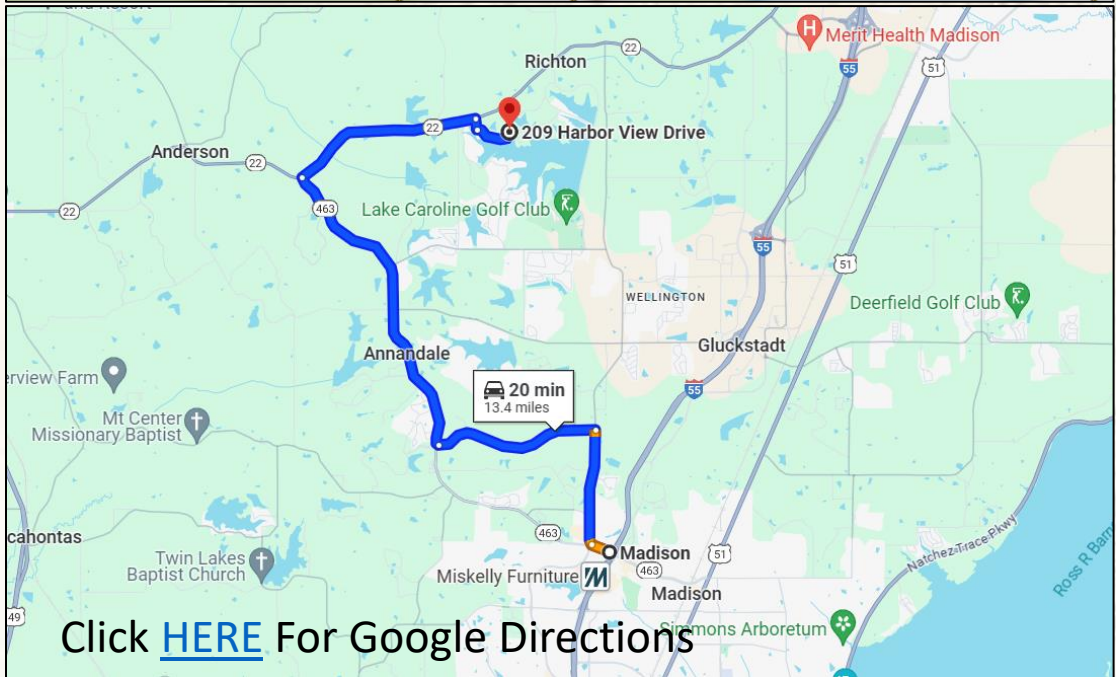
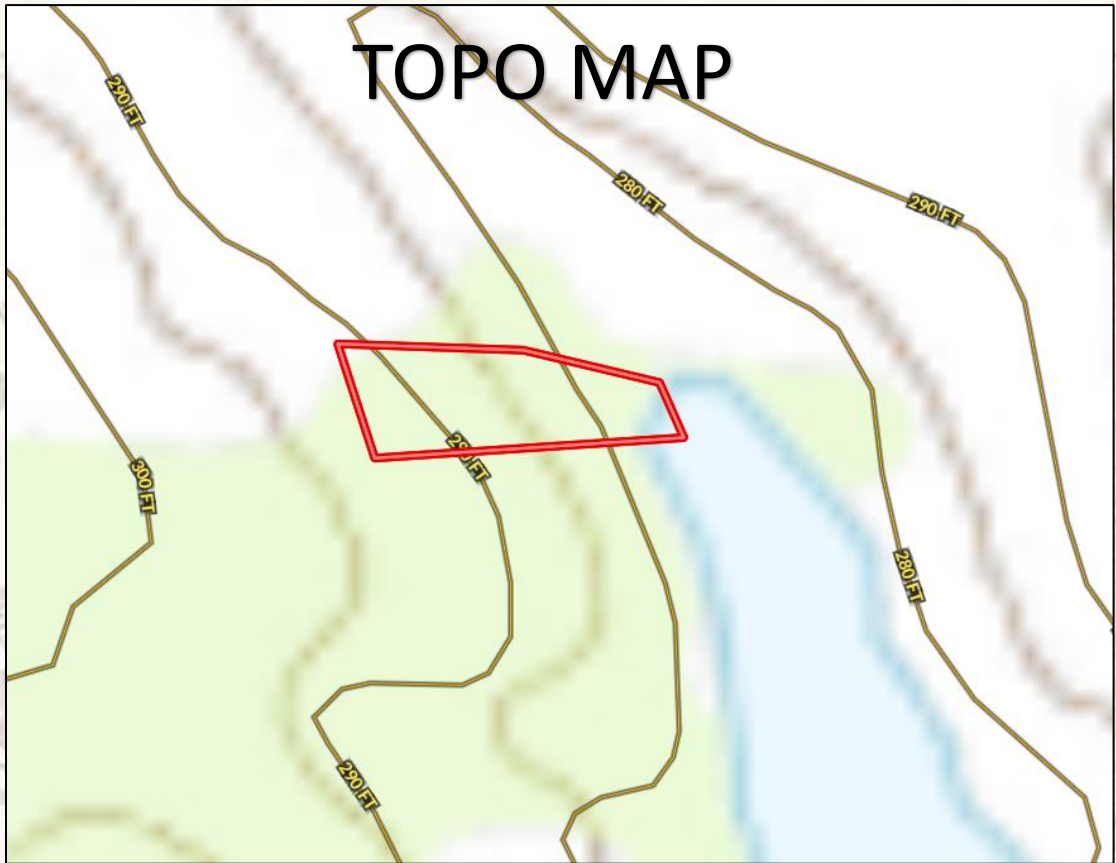
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# TOPO MAP



Click [HERE](#) For Google Directions



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