



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

**814 N. SUNSET DRIVE**  
**YAZOO CITY | YAZOO COUNTY, MS**  
**\$241,000**



OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



# 814 N. SUNSET DRIVE

## PROPERTY PROFILE

### LOCATION:

- 814 N. Sunset Drive  
Yazoo City, MS 39194
- Yazoo County
- Quick Access to US-49
- 17± Miles N of Bentonia
- 28± Miles NW of I-55
- 44± Miles NW of Madison

### COORDINATES:

- 32.874, -90.38639

### TAX INFORMATION:

2024 - \$1,836.97

- Parcel: 3-275J-22-053.00

### PROPERTY USE:

- Residential

### PROPERTY INFORMATION:

- 0.5± Acre Lot
- 3,064± SqFt Home
- 3 Oversized Bedrooms/2.5 Baths
- Abundant Storage
- Large Eat-In Kitchen
- Formal Living & Dining Room
- Den
- Family Room
- Outdoor Patio Area
- 2-Car Carport



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

**MELANIE STARNES**

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

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

Information is believed to be accurate but not guaranteed.



# WELCOME TO 814 N. SUNSET DRIVE

THIS METICULOUSLY MAINTAINED, ONE-STORY HOME IN YAZOO COUNTY, MS, OFFERS 3,064± SQUARE FEET OF LUXURIOUS LIVING SPACE ON A GENEROUSLY SIZED LOT. Featuring three oversized bedrooms, 2.5 baths, a large eat-in kitchen perfect for casual dining, and a formal dining room for more elegant meals, this home is designed for both comfort and style. The spacious den provides a cozy retreat, while the expansive family room, with two beautiful doors leading out to the outdoor patio, brings the beauty of nature indoors. A separate laundry room adds convenience, and with abundant storage both inside and out—plus a handy storage shed—organization is effortless. This home truly combines functional living with timeless elegance, offering the perfect space for family life and entertaining.

**Make 814 N Sunset Drive your new address.  
Call Melanie Starnes today to schedule a private tour.**



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

**MELANIE STARNES**

*RESIDENTIAL SPECIALIST*

**C: 601-906-9899**

**O: 769-888-2522**

**[melanie@smalltownproperties.com](mailto:melanie@smalltownproperties.com)**

**4848 Main St. - Flora, MS 39071**

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

Information is believed to be accurate but not guaranteed.



814 N. SUNSET DRIVE

YAZOO CITY

YAZOO COUNTY, MISSISSIPPI



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

**MELANIE STARNES**

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

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

Information is believed to be accurate but not guaranteed.



814 N. SUNSET DRIVE

YAZOO CITY

YAZOO COUNTY, MISSISSIPPI



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

**MELANIE STARNES**

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

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

Information is believed to be accurate but not guaranteed.



814 N. SUNSET DRIVE

YAZOO CITY

YAZOO COUNTY, MISSISSIPPI



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

**MELANIE STARNES**

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

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

Information is believed to be accurate but not guaranteed.



814 N. SUNSET DRIVE

YAZOO CITY

YAZOO COUNTY, MISSISSIPPI



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

**MELANIE STARNES**

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

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

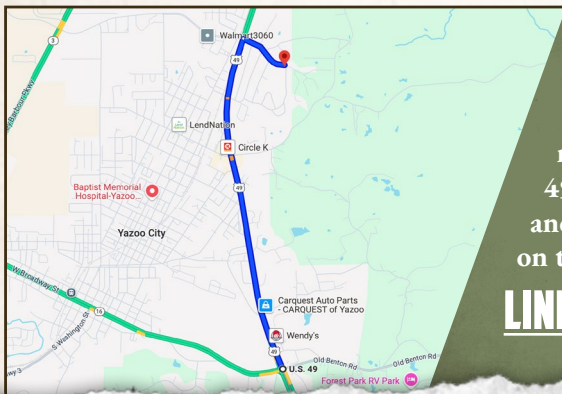
Information is believed to be accurate but not guaranteed.



814 N. SUNSET DRIVE

YAZOO CITY

YAZOO COUNTY, MISSISSIPPI



Directions From the Intersection of US 49 N. and Broadway Street in Yazoo City, MS: Travel 2.7 miles northwest on Jerry Clower Blvd N. (US 49 N) Turn right onto N. Sunset Drive and in 0.4 miles, the destination will be on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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

**MELANIE STARNES**

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

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

Information is believed to be accurate but not guaranteed.