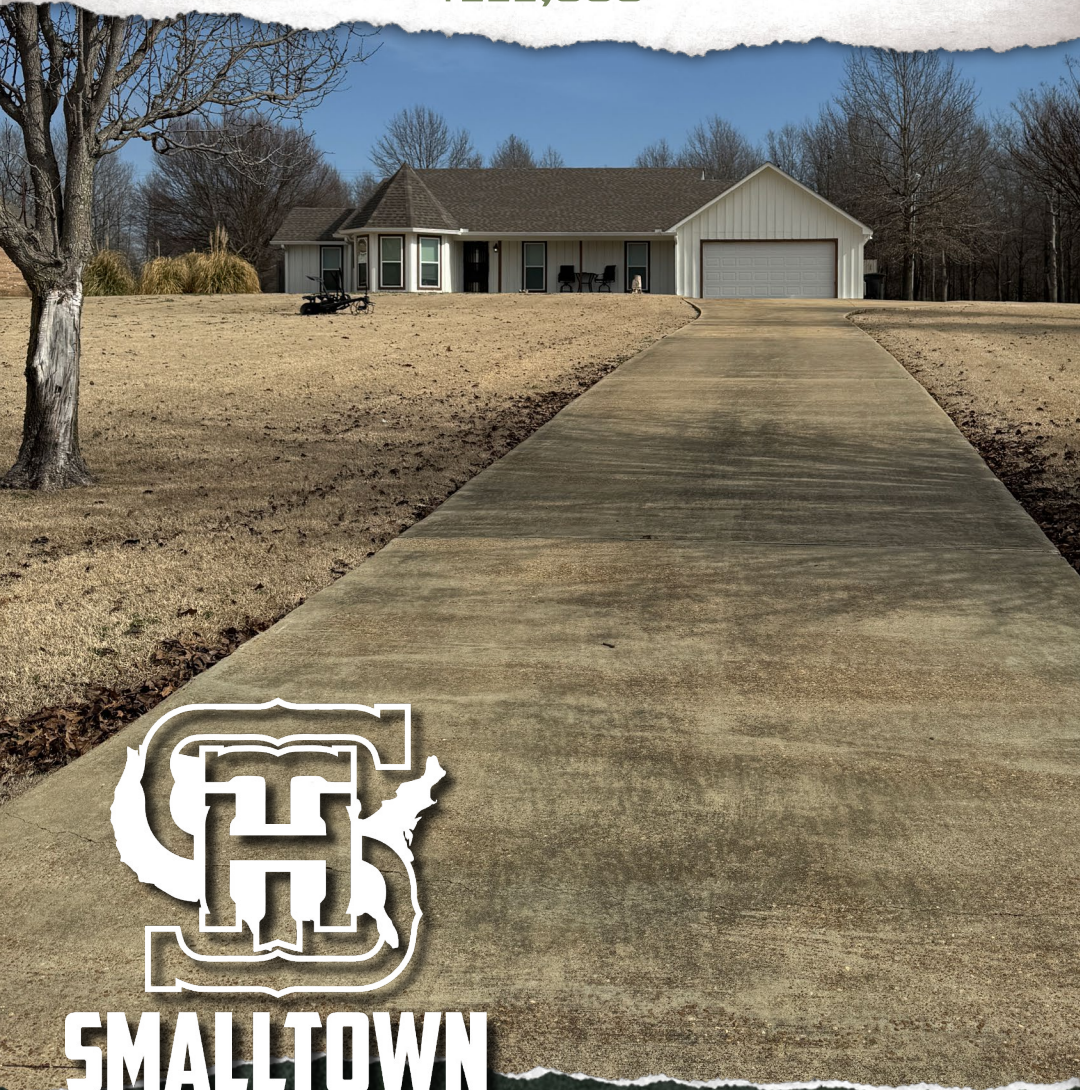


**836 VINEY RIDGE ROAD**  
**CLARKSDALE | COAHOMA COUNTY, MS**  
**\$222,000**



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

**OFFICE (662) 846-1425**



# 836 VINEY RIDGE ROAD

## PROPERTY PROFILE

### LOCATION:

- 836 Viney Ridge Road
- Clarksdale, MS 38614
- Coahoma County
- 2.6± Miles W of the Clarksdale Country Club
- 3± Miles N of Downtown Clarksdale
- 38± Miles S of Tunica
- 39± Miles N of Cleveland
- 40± Miles W of Batesville

### COORDINATES:

- 34.22624, -90.60061

### PROPERTY USE:

- Residential

### PROPERTY INFORMATION:

- 0.99± Acres
- 1,661± Square Foot Home
- 3 Bedrooms, 2 Bathrooms
- 2-Car Garage
- Fenced-In Back Yard
- New Central Heat and Air in 2024
- New Roof in 2024
- New Hot Water Heater in 2024
- Beautiful View From Front Porch

### TAX INFORMATION:

- 2024- \$817.87



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# WELCOME TO 836 VINEY RIDGE ROAD

WELCOME TO 836 VINEY RIDGE ROAD, A BEAUTIFULLY UPDATED HOME OFFERING COUNTRY LIVING JUST THREE MILES FROM DOWNTOWN CLARKSDALE, MS. This three bedroom, two bathroom home, built in 1991, sits on a nearly one-acre lot and boasts 1,661± square feet of comfortable living space. Whether you're relaxing in the spacious living room, entertaining in the dining area, or enjoying the peaceful backyard, this home has it all. The home is located in the Coahoma County School District and is only 1.2 miles from Lee Academy Private School. Just 2.6± miles from the Clarksdale Country Club golf course, this home offers both convenience and tranquility. The primary suite includes a large walk-in closet and a luxurious bathroom with a walk-in shower. The two additional bedrooms are generously sized, with plenty of closet space. One bedroom has been transformed into a convenient walk-in pantry but could easily be converted back into a bedroom. The open-concept kitchen features new appliances purchased within the last year, including a microwave, cooktop, dishwasher, and refrigerator. Enjoy breakfast in the cozy nook just off the kitchen.



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# MORE ABOUT 836 VINEY RIDGE ROAD

Step outside to a fenced-in backyard perfect for pets and kids, with a partially covered patio and a gazebo ideal for grilling and gatherings. Be sure to take note of the spacious two-car garage with additional storage space, plus an organized laundry room with overhead storage for your convenience. Brand new architectural shingles, a new HVAC unit, and a new water heater were all installed in the spring of 2024. The property's beautifully paved driveway leads to a covered front porch where you can relax and enjoy stunning views of a nearby agricultural field, providing a peaceful, country setting just moments from town.

**This home is a must-see! Contact Ford True or Hunter Robison today to schedule a private showing and make 836 Viney Ridge Road your new home.**



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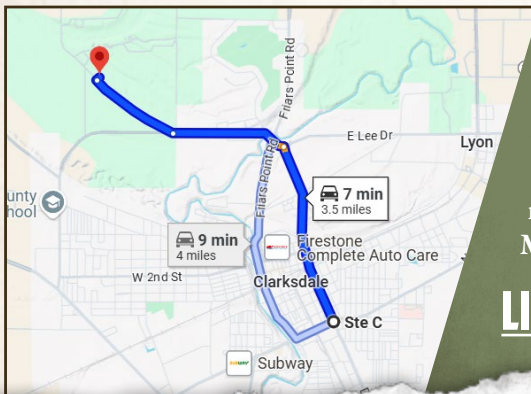
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701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.



land id. **LINK**



Directions From the Intersection of N State Street and Desoto Ave in Clarksdale, MS: Travel 1.6 miles northwest on Desoto Avenue. Turn left onto E Lee Drive and proceed 1 mile. Turn right onto Viney Ridge Road and in 1 mile, the property will be on the right. 836 Viney Ridge Road Clarksdale, MS 38614

**LINK TO GOOGLE MAP DIRECTIONS**



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