

Charming 3 Bed, 2 Bath Home

215 Patricia Drive, Indianola, MS 38751

Sunflower County, MS

\$114,500



Expect More. Get More.

**EMERSON
LOVELACE**
REALTOR®

Office: 601.898.2772
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Emerson@TomSmithLand.com

**A Real Estate Expert
You Can Trust!**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Property Information

Location:

- Indianola, MS

Property Use:

- Residential

Coordinates:

- 33.46130, -90.65360

Property Highlights

- 0.30± Acres
- Lot (92.5x140)
- 1,346± sq/ft (Adjusted), 1,040± sq/ft (Base)
- Three Bedrooms, Two Bathrooms
- Brick Exterior
- Metal Roof
- Central HVAC
- Detached Garage
- Fenced Backyard

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The Residence

1,346± SQ FT

This well-maintained three-bedroom, two-bath brick home offers 1,346± square feet of comfortable, single-level living on a spacious city lot. Inside, you'll find hardwood flooring, a gas-log fireplace, central heating and air, and a laundry room. The metal roof and brick exterior provide low-maintenance appeal, while the fenced backyard offers plenty of room for outdoor enjoyment. A detached workshop provides additional space for storage, and the concrete driveway adds everyday convenience. This home offers a great combination of comfort, functionality, and value in a great location!



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Aerial Map

[VIEW INTERACTIVE MAP](#)



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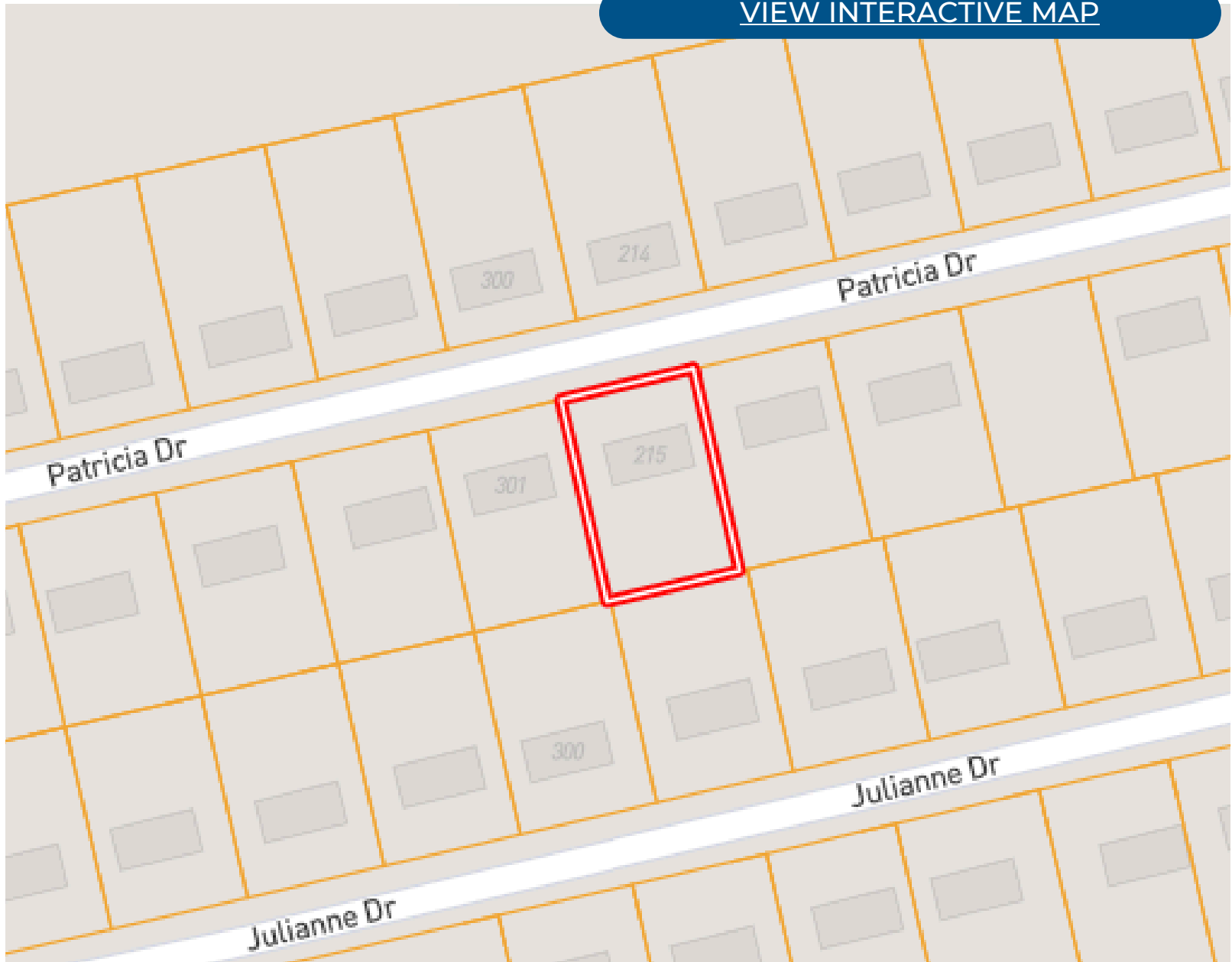
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Ownership Map

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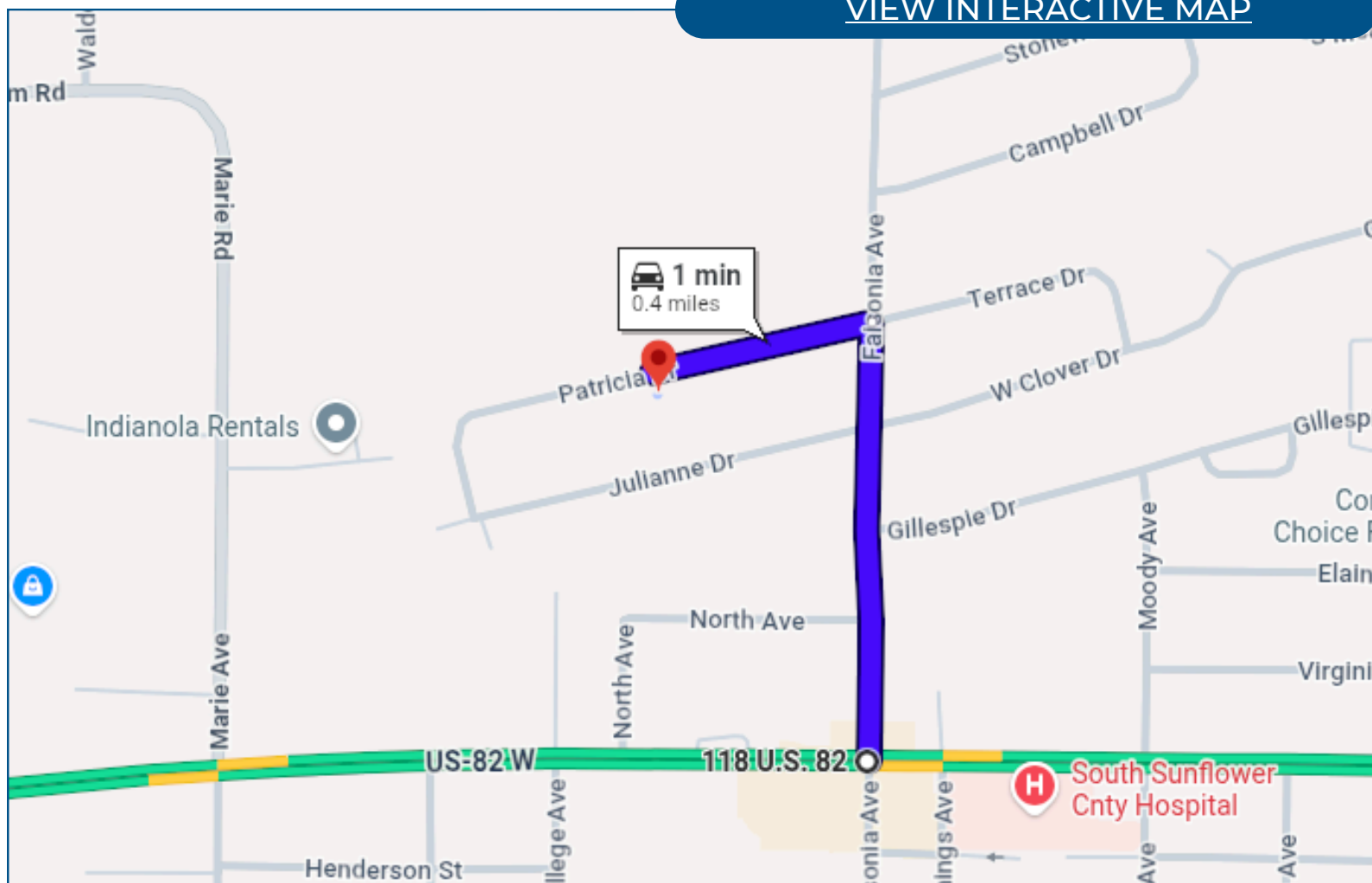
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Directional Map

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215 Patricia Drive, Indianola, MS 38751

From the intersection of U.S. Highway 82 and Faison Avenue in Indianola, travel north on Faison Avenue for approximately 0.3 miles. Turn left onto Patricia Drive and continue for approximately 0.15 miles. The property at 215 Patricia Drive will be located on the left.

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Listing Agent



EMERSON LOVELACE

Emerson is a fifth generation native of the Mississippi Delta dating back to the late 1800's. With strong family ties in the Indianola Commercial Real Estate Market, Emerson manages and consults both clients and prospective clients on real estate opportunities in and around Sunflower County, MS.

After graduating from the University of Mississippi with a Bachelor of Business Administration degree in 1998, Emerson spent a year enjoying the mountains of Aspen, Colorado which proved to be a much-needed prospective change for his future plans. His first job in real estate would be realized in Denver, Colorado as a real estate mortgage consultant, followed by six years managing a successful financial futures trading group at the Chicago Board of Trade.

Originally receiving his real estate license in 2006 selling homes along the beaches of Highway 30A in Florida, Emerson has since held real estate licenses in both Georgia and Mississippi as well. Shortly after moving back to the Mississippi Delta in 2013 to manage and sell his real estate investments, he decided his love of the area was just too strong to move away. As a consultant with his late father's firm Lovelace Real Estate Investments, Emerson built a successful real estate investment portfolio he proudly manages to this day.

Over the course of his professional career in real estate finance, sales, consulting and management, nothing is more important to Emerson than the fiduciary relationship with his clients. Attention to detail, hard work, dedication, and an open mind are of the utmost importance to him getting the job done right and maintaining long lasting relationships for the future.

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CALL EMERSON TODAY!



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