

# TWO-STORY HOME IN NESHOBIA COUNTY

## 423 PECAN AVENUE PHILADELPHIA, MS 39350



**\$289,000**

Explore this unique two-story home in Philadelphia, Mississippi! With over 2,800 sqft, it features five bedrooms, two bathrooms, and a 2-car carport. The home features beautiful hardwood flooring and a spacious yard. The efficient 3-phase HVAC system ensures comfort and energy savings. Just steps from many attractions, such as Main Street and Marty Stuart's Congress of Country Music, this home is full of character and includes a versatile basement. Experience the perfect blend of charm, space, and location. Call Johnny today for a private showing!



**JOHNNY  
LUKE**  
REALTOR®

Office: 662.268.6333

Cell: 662.803.2622

[JohnnyLuke@TomSmithLand.com](mailto:JohnnyLuke@TomSmithLand.com)



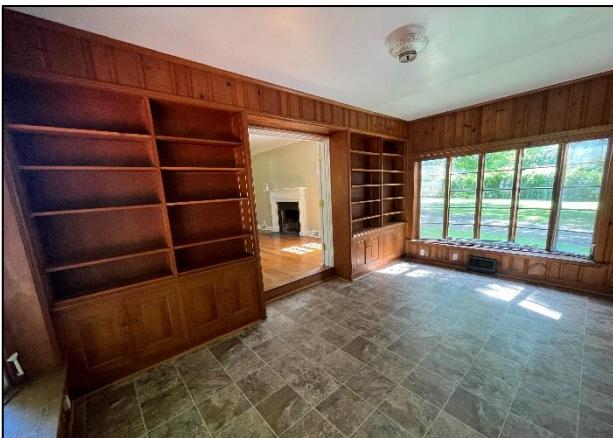
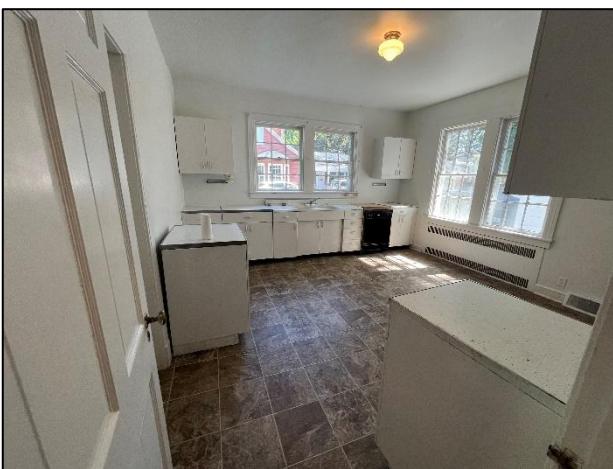
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**A Real Estate Expert You Can Trust**

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

Information is believed to be accurate but not guaranteed.





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# AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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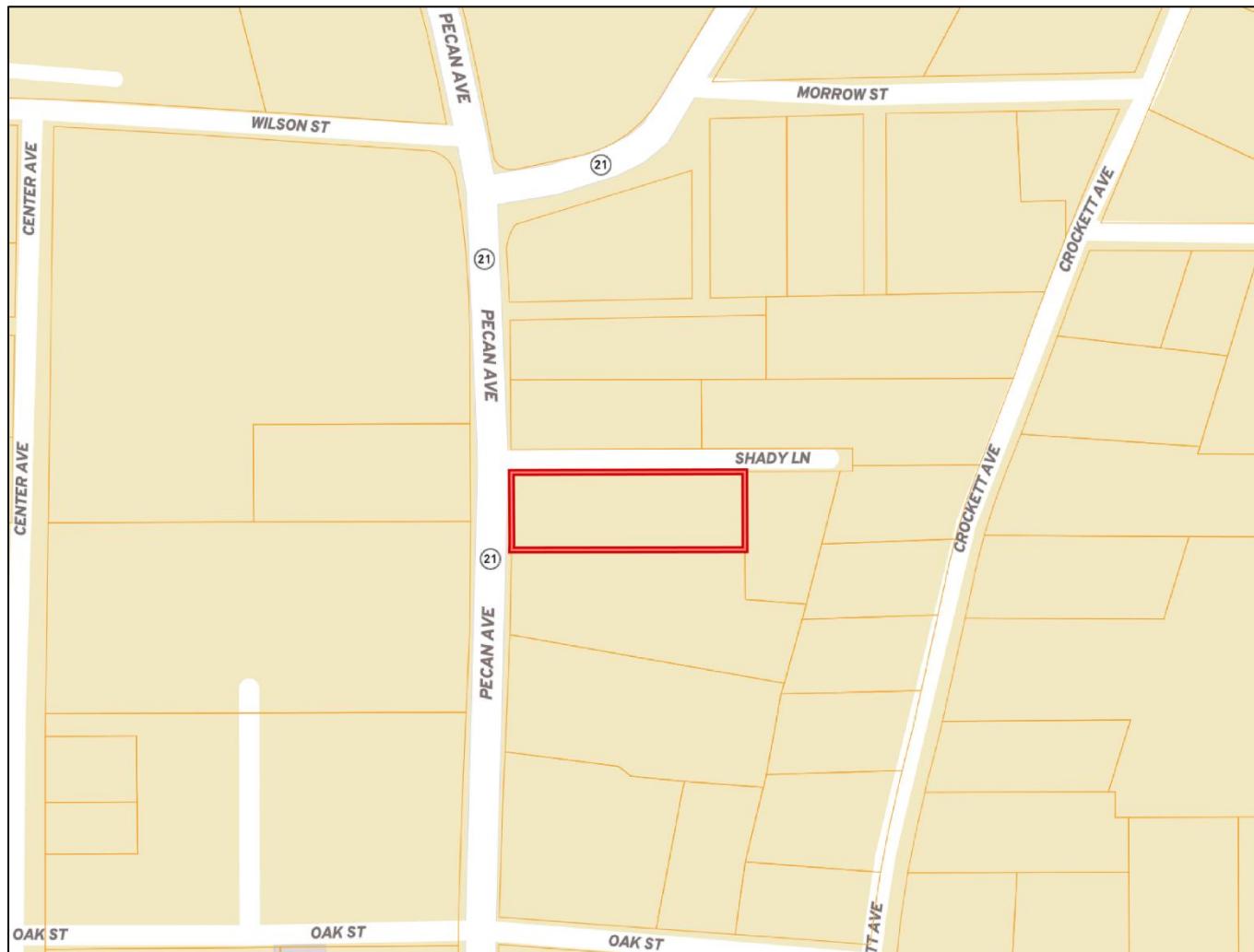
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# OWNERSHIP MAP



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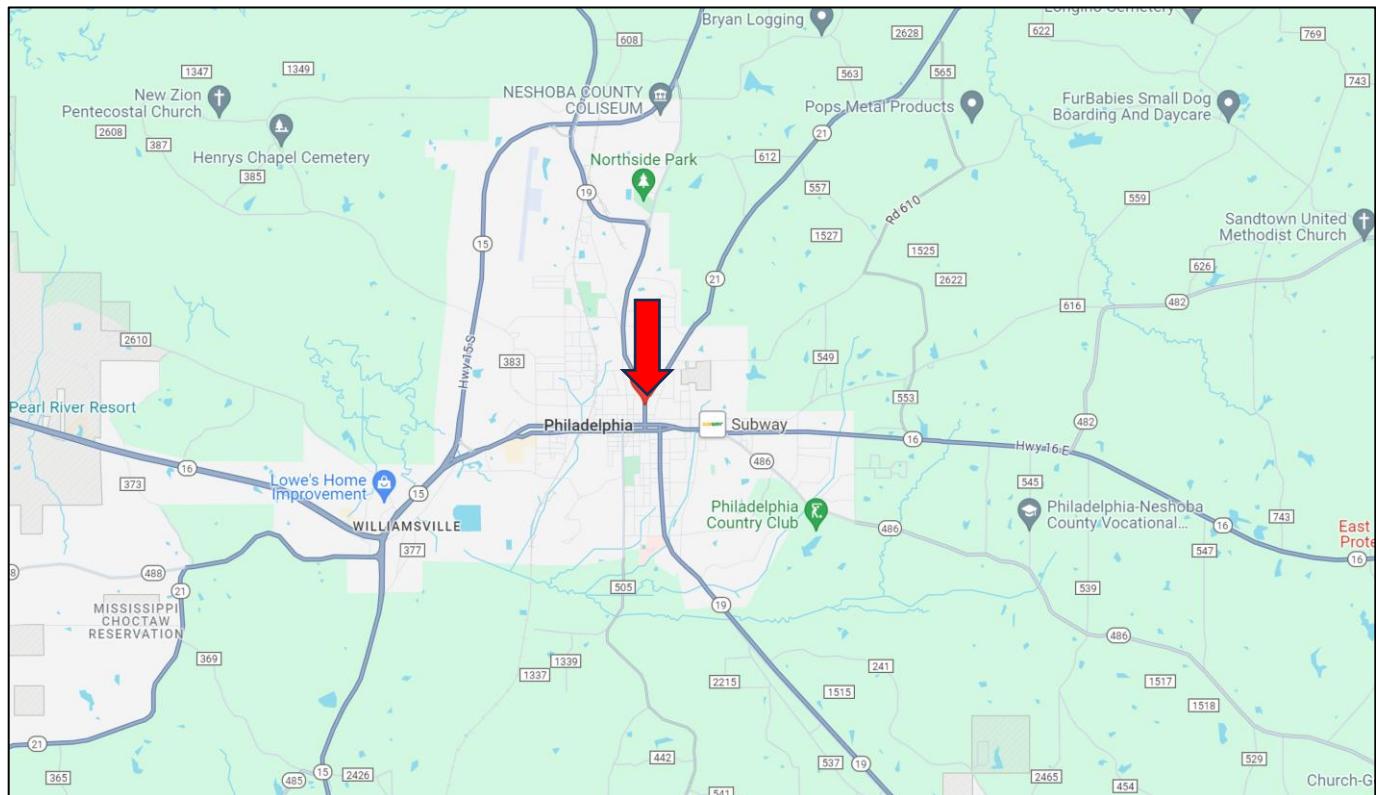
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# DIRECTIONAL MAP



**Directions from the Intersection of MS-16 and MS-15:** Turn left onto MS-15 and travel 0.8 miles. Make a slight right to W Beacon St, and proceed to W Main St. and travel 1.2 miles. Turn left onto Pecan Avenue. After 0.2 miles, the property will be on the left.

**423 PECAN AVENUE PHILADELPHIA, MS 39350 [GOOGLE MAP LINK](#)**



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