

Lakefront Home on 17± Acre Lot

104 Chantry Lane Madison MS, 39110

Charlton Place Subdivision



\$1,299,900



**ELLEN
SMITH**

MANAGING BROKER

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Information is believed to be accurate but not guaranteed.

Property Information

Location:

- Located in Charlton Place Subdivision off of HWY 22

Property Use:

- Residential & Recreational Fishing

Property Highlights

- 17.3± acre total lot size
- 9.42± ac of Lake & 7.58± ac of Land
- 4,455 Sq Ft
- 5 BD | 4 BA
- Upgraded Stainless Steel Monogram Appliances
- 12 Ft Ceilings in Living Room, Dining Room, and Kitchen
- Beautiful Office with en Suite
- Crown Molding throughout the Home
- Stack Stone Real Fireplace
- See-through Fire Place Outside
- Tankless Water Heater
- Mosquito Repellant Mister System around Whole House
- On 127 Acre Fishing Only Lake
- Irrigation comes from Lake
- Concrete Pad (\$45,000 Value) for Future Pickleball Court (Seller has the Paint), Basketball Court, RV, Workshop, etc.

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Detailed Property Description

Come enjoy the good life with scenic water views in this custom-built, five-bedroom, four-bath home situated on approximately 17 acres, with a portion of the acreage extending into the fishing lake. Located in a gated community, this impressive lakefront property that sits along a 127-acre lake stocked for trophy fishing combines spacious living, custom finishes, abundant storage, and exceptional indoor and outdoor entertaining spaces.

From the moment you arrive, the home has the warm, inviting feel of an Aspen lodge, with an exterior featuring a beautiful combination of stacked stone and Hardie board siding. Rich architectural details continue into the outdoor living areas, where wood ceilings enhance the lodge-inspired character and complement the natural lakefront setting.

Inside, the open floor plan features 12-foot ceilings in the main living areas, a formal dining room, and a spacious great room highlighted by a stacked-stone fireplace and a beautiful arched opening leading to the kitchen. The gourmet kitchen includes leathered slab-granite countertops, a breakfast bar, a center island, solid wood cabinetry with multiple pullouts and cubbies, and updated high-end appliances. Hickory floors enhance the downstairs living areas, while pine flooring adds warmth and character upstairs.

The downstairs primary suite is a must-see, featuring a dramatic pecky cypress cathedral ceiling with exposed beams. The luxurious primary bath includes double vanities, a Jacuzzi tub with air jets, an oversized travertine marble shower with dual showerheads, heated travertine marble floors, a pecky cypress barrel-vaulted ceiling, and large his-and-hers closets, one of which has cedar paneling.

Three additional bedrooms and two full baths are located downstairs, along with abundant storage throughout the home. Multiple mudroom-style storage areas near the garage entrance provide convenient drop zones for everyday essentials, helping to keep everything organized as you head in or out the door.

Upstairs offers the feel of an entirely separate suite, making it ideal for guests, older children, or extended family. This versatile level includes a bedroom, a full bath featuring a Jacuzzi air-jet tub and separate shower, and two spacious bonus rooms that offer endless possibilities such as a media room, recreation room, children's den, or additional living area. One of the bonus rooms features a beverage bar with solid-stone countertops and cabinetry, making it ideal for entertaining.

The outdoor living space may quickly become your favorite part of the property. A spacious covered patio features beautiful wood-beamed ceilings, a see-through stacked-stone fireplace shared with an adjoining uncovered patio extension, and gorgeous views overlooking the lake. For added comfort, the patio benefits from the mosquito-misting system surrounding the entire home, making it an inviting place to relax and entertain throughout the seasons.

Detailed Property Description

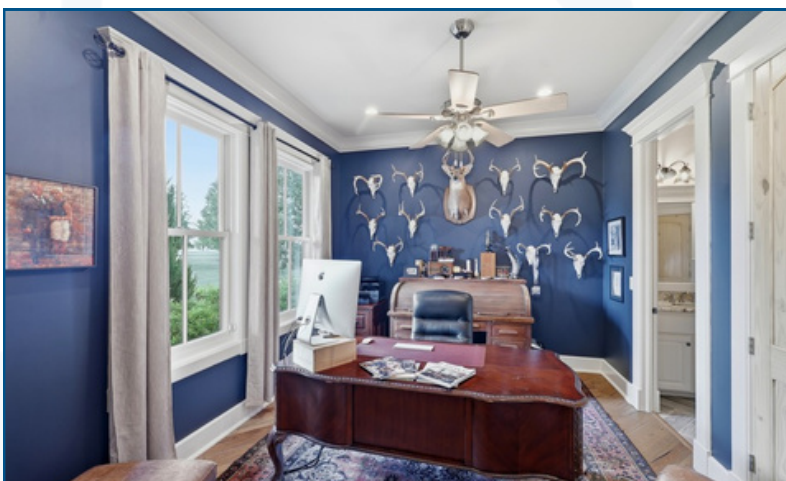
Another unique feature is the large concrete slab, which offers multiple possibilities. The seller planned to use the space as a pickleball court, a use that has already received HOA approval, and even has the court paint ready to go. Prefer something different? The slab could also provide space for a basketball court, RV parking, additional outdoor recreation, a workshop, or a variety of other uses, subject to applicable HOA requirements.

Additional features include an irrigation system around the home, extra cellulose insulation in the attic, a concrete driveway, a three-car garage, a dock/fishing pier, and a seawall.

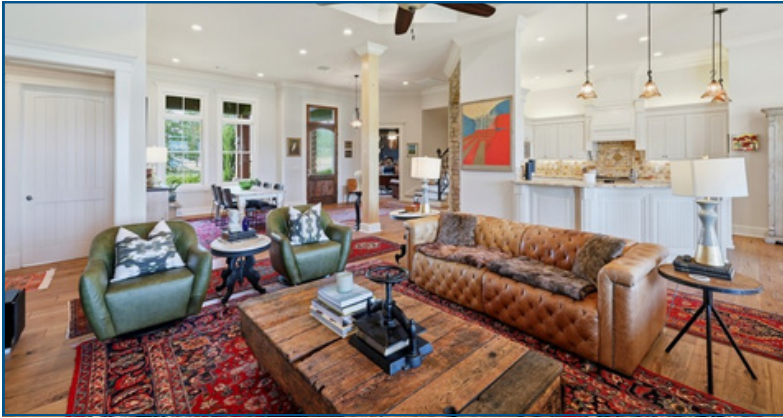
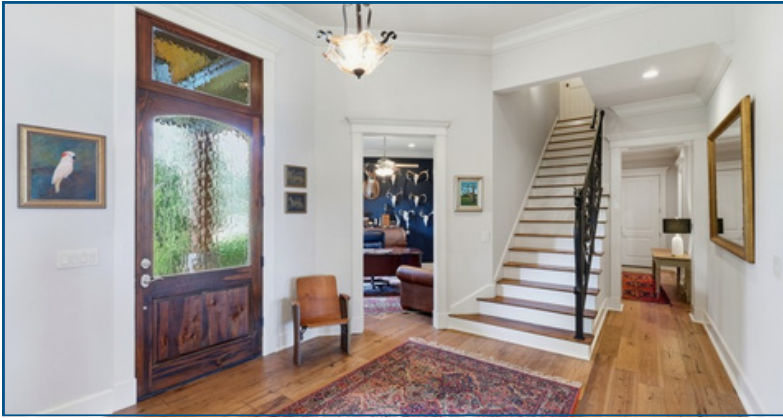
The property is dotted with pear trees and other fruit trees and is home to an abundance of wildlife. Deer, rabbits, and fox squirrels are frequent visitors, and you may even catch one of several bald eagles roosting in a tree on the property. This truly special setting is ideal for anyone who appreciates nature and peaceful estate living.

Offering privacy, acreage, beautiful water frontage, and the opportunity to enjoy fishing right outside your door, this special property feels like a private lodge retreat while remaining just minutes from the interstate, schools, and shopping. This is a truly exceptional lakefront property and an absolute must-see!

MAKE AN APPOINTMENT TO VIEW THIS HOME TODAY!



The Residence



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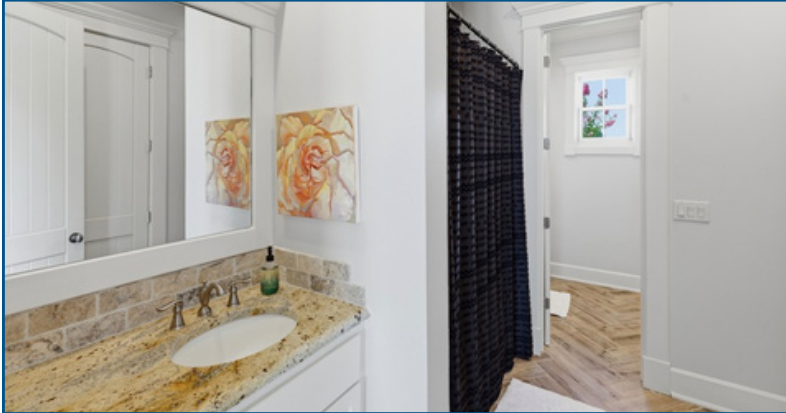
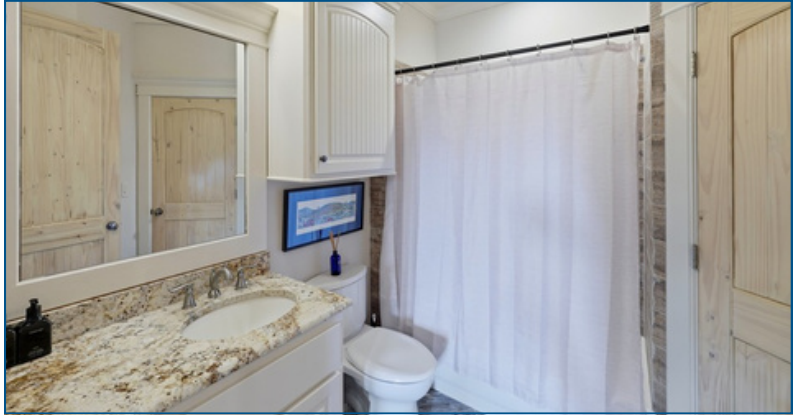
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The Residence

3 BEDROOMS PLUS PRIMARY DOWNSTAIRS



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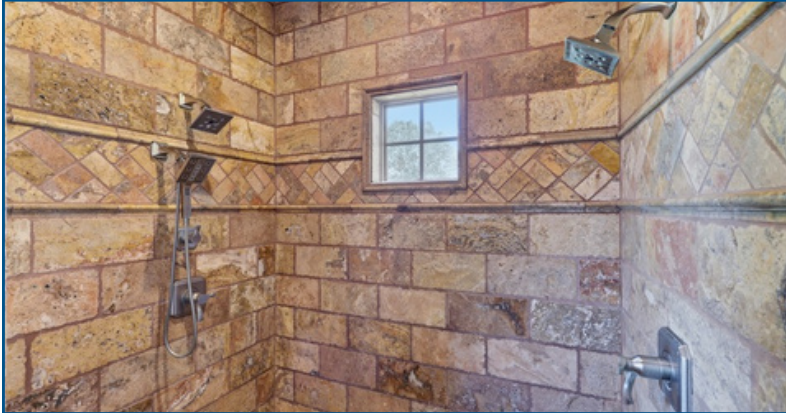
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The Residence

Primary Bedroom



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The Residence

Primary His and Hers Closets



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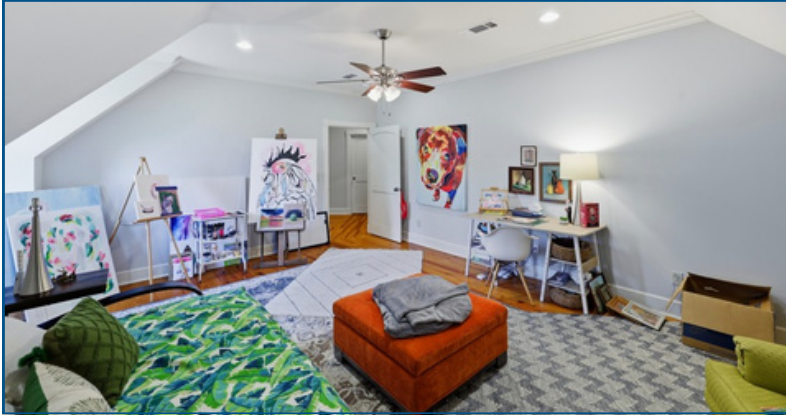
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The Residence

Upstairs Bedroom & Bath, Bonus and Living Area



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Exterior Photos



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Aerial Photos



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Aerial Map



[Click to View Interactive Map](#)

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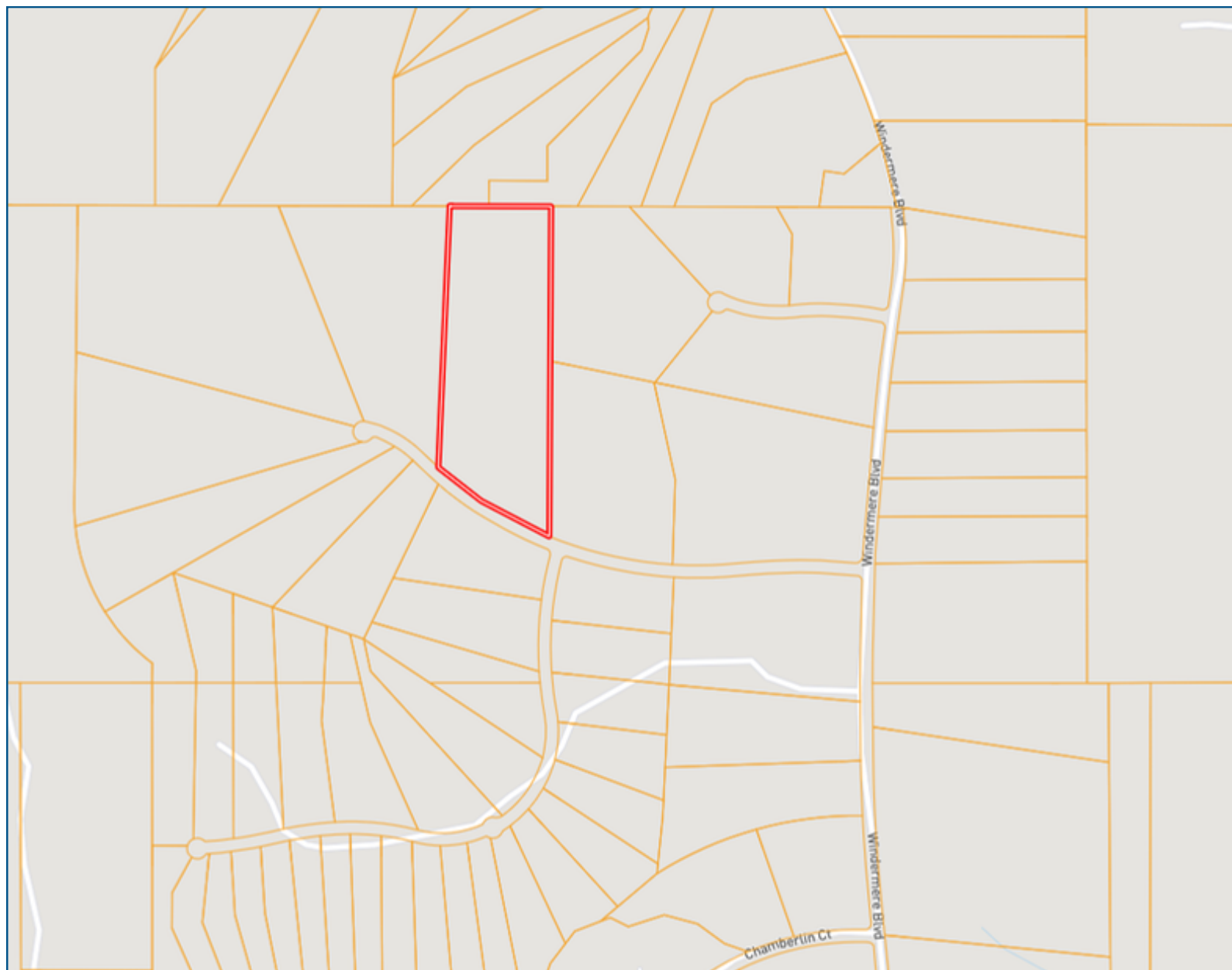
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Ownership Map



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Directional Map

VIEW INTERACTIVE MAP →



Directions from I-55 N: From I-55 in Madison, take Exits 118A–118B and follow Nissan Parkway for approximately 2.9 miles to MS-22 West. Turn left onto MS-22 West and continue for approximately 5.7 miles. Turn right onto Windermere Boulevard and continue for approximately 1.3 miles. Turn left onto Chantry Lane. The home at 104 Chantry Lane will be on the right.

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Listing Agent



ELLEN SMITH

OWNER & MANAGING BROKER

Ellen Brand Smith is originally from Chicago, Illinois and graduated from the University of Illinois Champaign-Urbana, in 1988 with a BS in Economics. She then moved out to California, where she earned her MBA from Pepperdine University and began her business career with a Fortune 500 company in Los Angeles. Ellen later formed her own company, Brand Merchandising, which became a leading service company in the Western United States.

Ellen has lived all over the country, but has lived in Madison, MS with her husband, Tom, and their two daughters for 23 years. Mississippi is also where she discovered her passion for the real estate business and the local outdoor lifestyle. Together, Ellen and Tom opened Tom Smith Land & Homes to be the area's premier real estate brokerage. She manages the residential side of the business with a focus on homes and commercial properties throughout the region. Ellen has been selling real estate for 23 years to satisfied clients, periodically flipping houses, and has sold properties all over the State.

Naturally, Ellen brings her strong business savvy and detail-oriented approach to real estate. She loves helping clients make the most of their opportunities in this market. With Ellen as your real estate guide, you get the knowledge you need, the protection you deserve.

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