

Lakefront Home on 17± Acre Lot

104 Chantry Lane Madison MS, 39110

Charlton Place Subdivision



\$1,299,900



**ELLEN
SMITH**

MANAGING BROKER

Office: 601.898.2772

Cell: 601.954.9395

Ellent@TomSmithHomes.com



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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.

The Residence

4,455± Sq Ft

Enjoy lakefront living in this custom-built, five-bedroom, four-bath home situated on approximately 17 Acres in gated Charlton Place, with a portion of the acreage extending into the 127-acre trophy fishing lake. The Aspen lodge-inspired exterior combines stacked stone, Hardie board siding, and warm wood details. Inside, the open floor plan offers 12-foot ceilings, hickory floors downstairs, pine floors upstairs, a formal dining room, and a great room with a stacked-stone fireplace.

The gourmet kitchen features leathered slab-granite countertops, an island, a breakfast bar, solid wood cabinetry, and updated high-end appliances. The downstairs primary suite showcases a pecky cypress cathedral ceiling, while the luxurious bath includes heated travertine floors, an oversized dual-head shower, a Jacuzzi air-jet tub, and his-and-hers closets. Three additional bedrooms and two baths are also downstairs. Upstairs is a fifth bedroom, a full bath, and two bonus rooms, including one with a beverage bar, cabinetry, and stone countertops.

Outdoor living includes a covered patio overlooking the lake with wood-beamed ceilings, a see-through fireplace, beautiful lake views, and the comfort of a whole-home mosquito-misting system.

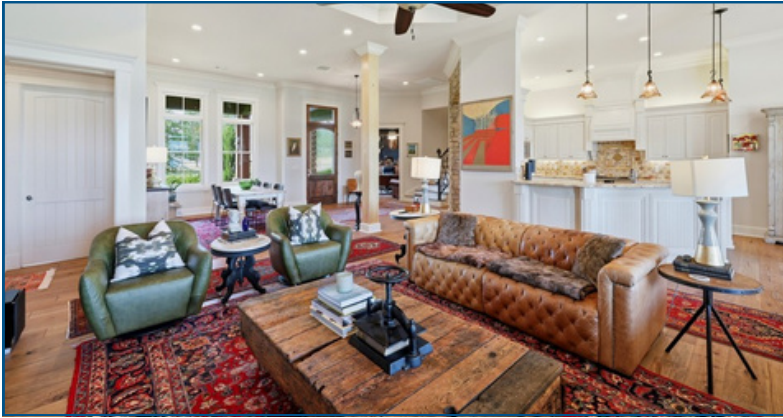
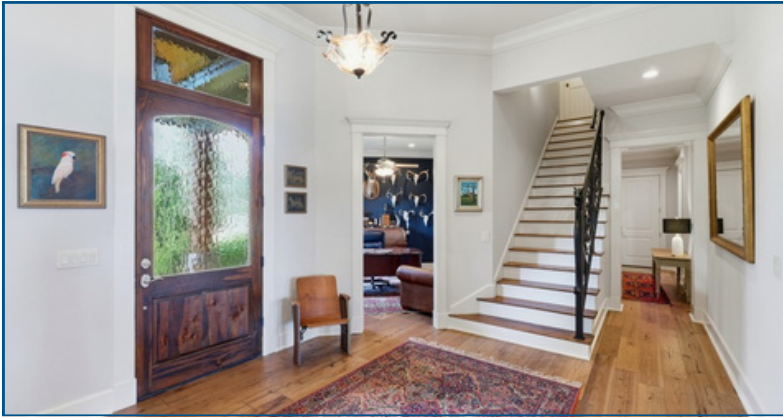
A large concrete slab is HOA-approved for a pickleball court and offers several alternative uses. Additional amenities include a three-car garage, irrigation system, dock, fishing pier, seawall, fruit trees, and abundant wildlife, including bald eagles.

MAKE AN APPOINTMENT TO VIEW THIS HOME TODAY!



The Residence

[VIEW PROPERTY TOUR HERE!](#)



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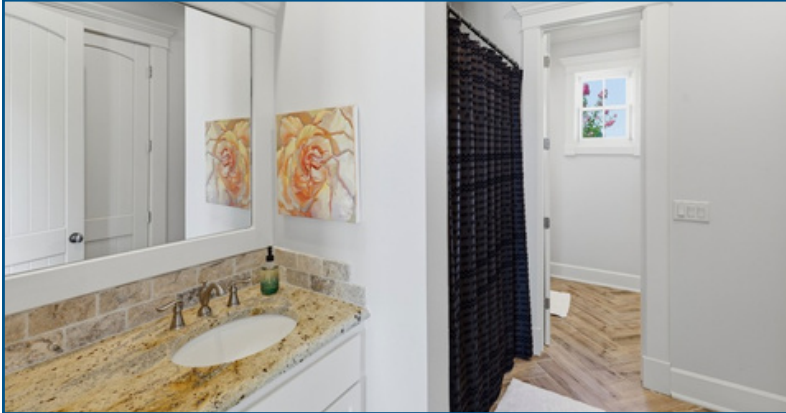
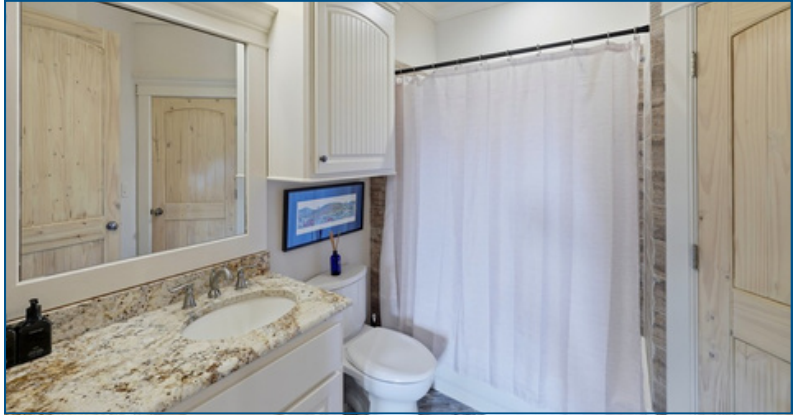
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The Residence

3 BEDROOMS PLUS PRIMARY DOWNSTAIRS



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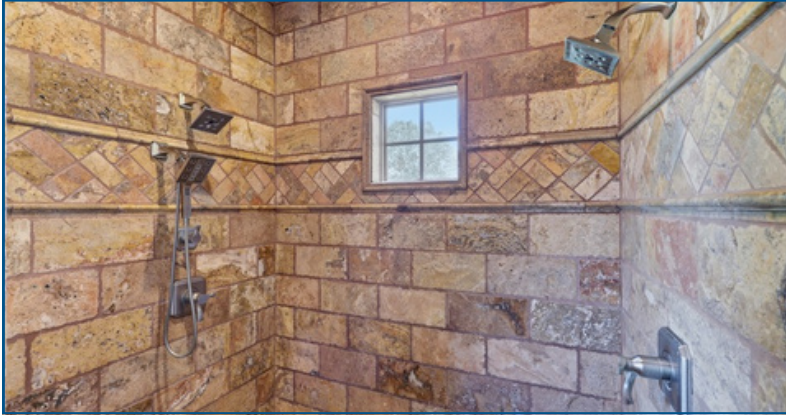
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The Residence

Primary Bedroom



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The Residence

Primary His and Hers Closets



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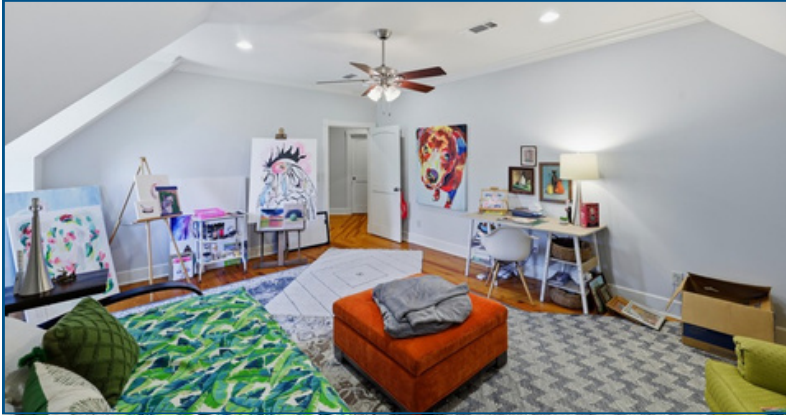
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The Residence

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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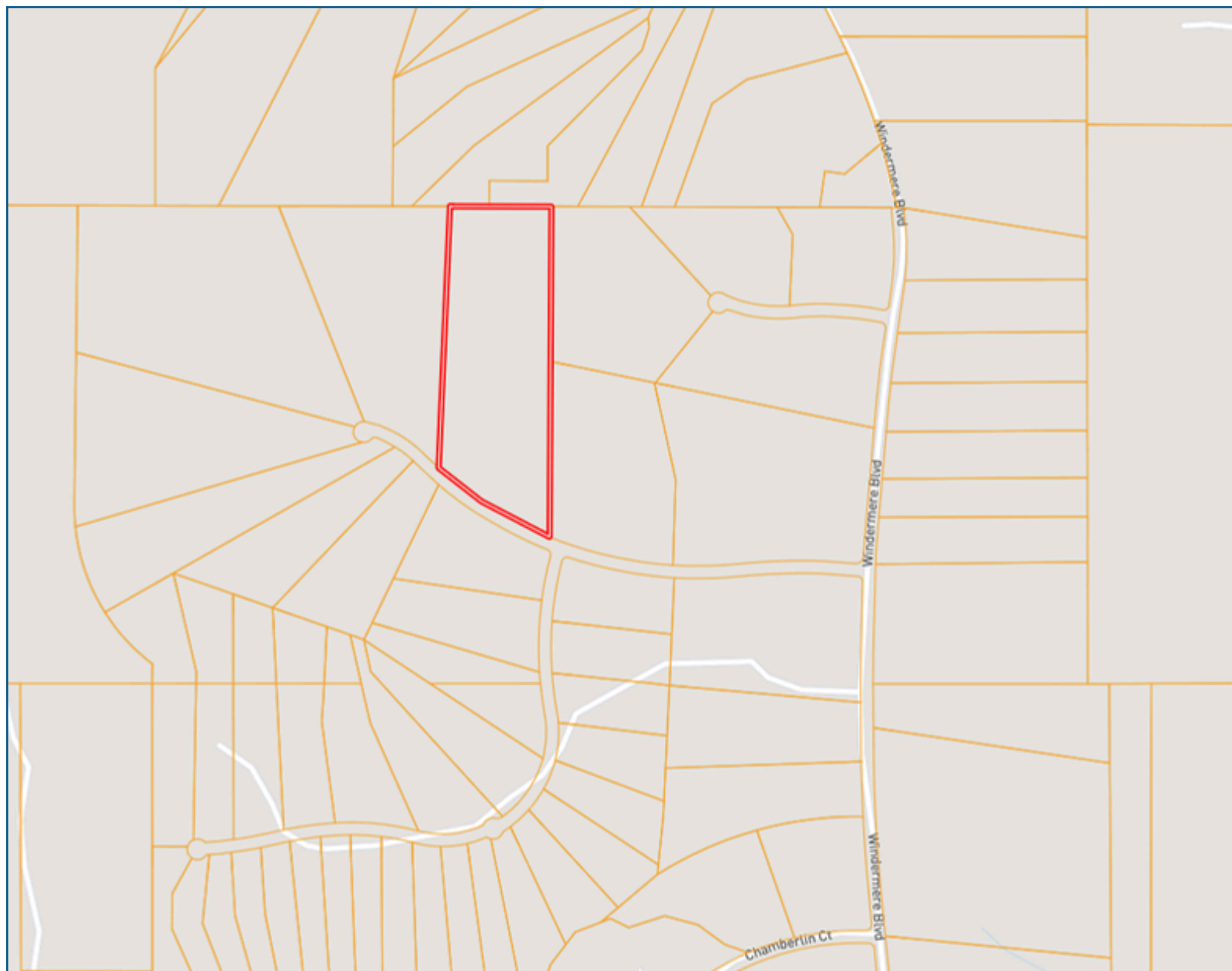
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Ownership Map



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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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