Gorgeous Home and 58± Wooded Acres

Your Private, Peaceful & Serene Retreat

1511 S. Hwy 469, Florence, MS Rankin County

$1,495,000

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2011-2026 BEST BROKERAGES

Information is believed to be accurate but not guaranteed.

Property Information

Location:

- Just a few miles from Jerry's Catfish House, Country Meatpackers, and Berry's Seafood.

Coordinates:

- 32.06575, -90.13205

Property Use:

- Residential
- Event or Wedding Venue*
- Weekend Getaway*
- Vacation or Short Term Lodging*
- Day or Overnight Camp*
- Retreat*

**With County Approval*

Property Highlights

- 58± private and wooded gated acres with an 11± acre fishing lake.
- 4,980± sq.ft. residence with 4 bedrooms & 5.5 bathrooms.
- Stunning 34 foot beaded cypress ceiling, massive double fireplace & expansive windows showcasing lake views from all areas.
- Wraparound porches on 1st and 2nd floor floor balcony overlooking the lake.
- Gourmet kitchen with a six burner gas cooktop, double ovens, large island, 2 dishwashers and well equipped pantry with sink, storage, a freezer and beverage cooler.
- Primary Suite with a fireplace and 2 private bathrooms, including a jetted tub and spacious walk-in closet.
- Insulated concrete form construction, two separately zoned HVAC systems, and a three car carport.
- Entire house has a backup generator and Cross Gable Roof System
- The irrigation system draws water from the lake.
- The 11± Acre fishing lake is stocked with bass, bream, and catfish.
- Garden areas have colorful blooms and azaleas all over property
- An additional building with an attached pole barn features vaulted wood ceilings, air conditioning, and a full bathroom with a shower. This versatile space offers room for hobbies, a workshop, or storage, with potential for use as a mother-in-law suite or wedding venue.

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Property Description

Imagine coming home to a peaceful retreat where wooded privacy, lake views, and inviting living spaces let you leave the rush of everyday life behind. Nestled on 58± gated acres, this property offers peaceful simple pleasures, a gentle breeze, and room to breathe. Start your morning with coffee on the wraparound porch overlooking the 11± acre fishing lake, or settle beside one of the 3 fireplaces with a good book as the day winds down. End your day with an evening walk along the property's azalea trails, surrounded by colorful blooms and the peaceful beauty of nature.

The 4,980± square foot home features 4 bedrooms and 5.5 bathrooms, blending rustic warmth with modern conveniences. A 34 ft. beaded cypress ceiling and massive double fireplace create an impressive main living area, while expansive windows bring in natural light and frame views of the lake and surrounding greenery. The wraparound porches and second-floor balcony offer welcoming places to gather, relax, and enjoy the scenery.

At the heart of the home, the gourmet kitchen features a six-burner gas cooktop, double ovens, 2 dishwashers, a large island, and a well-equipped pantry with a freezer and sink, making it equally suited to family meals and entertaining. The primary suite offers a restful escape with its own fireplace and two private bathrooms, including a jetted tub and spacious walk-in closet. The main level, you will find reclaimed heart pine wooden floors. Additionally, the home is constructed with Insulated Concrete Form, two separately zoned HVAC systems, a whole-house backup generator, and a three-car carport.

The 11± acre fishing lake is stocked with bass, bream, and catfish, offering afternoons of fishing just beyond your doorstep. It also supplies water to the property's irrigation system. A 30 x 90 ft building with an attached pole barn features vaulted wood ceilings, air conditioning, and a full bathroom with a shower. This space has been used as a chapel before. This versatile space offers room for hobbies, a workshop, or storage, with potential for use as a mother-in-law suite or wedding venue.* See remarks on the Final Notes page.

With this 58± acres, there is so much space here to make life your own. There are endless possibilities for this land and home, such as outdoor recreation, creative pursuits, or future improvements.

This is such a spectacular place to unwind, reconnect, and feel at home surrounded by the quiet beauty of nature. This is one of those properties YOU MUST SEE!

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The Residence

4,980± sq. ft.

Private Retreat on 58± Acres

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The Residence-Views and Balconies

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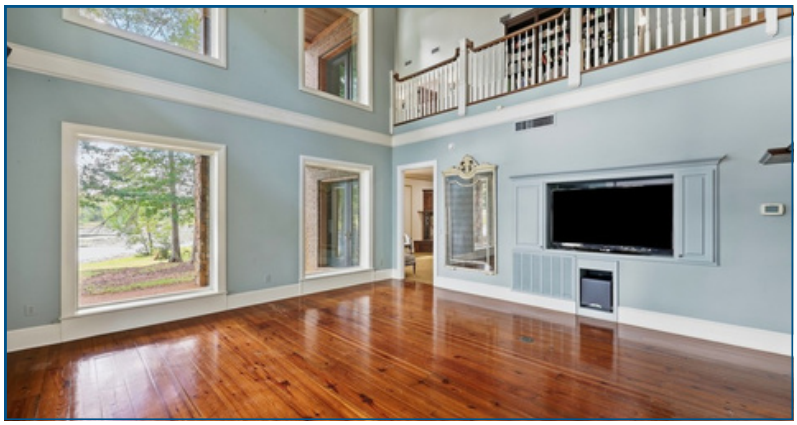
The Residence

First Floor: 2 bedrooms with 3 full baths and ½ bath



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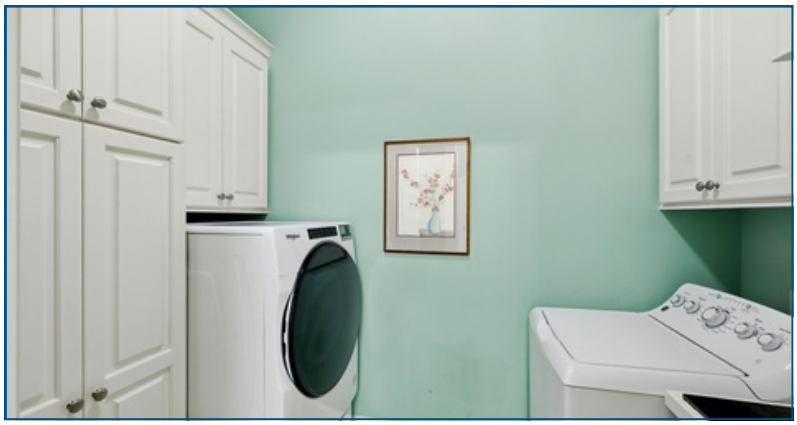

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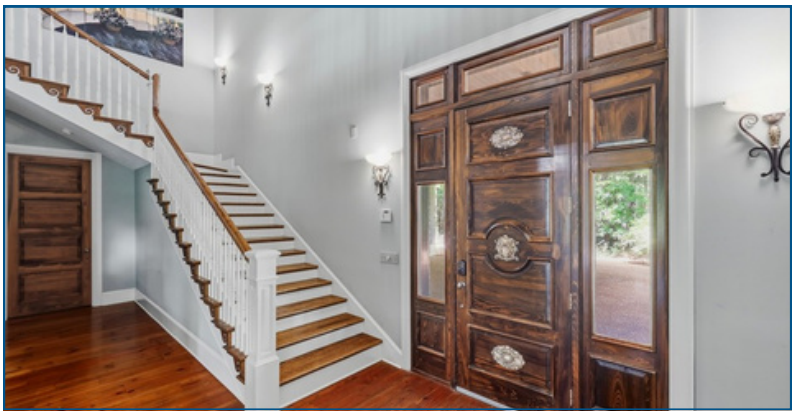
The Residence

Second Floor: 2 bedrooms with full bath, large lounging areas, front & back balcony



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Stocked Lake

11± Acres

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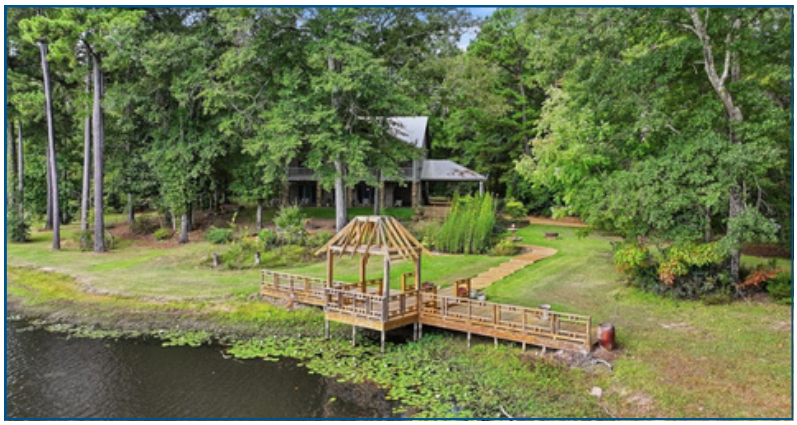
Land & Lake Photos



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The Venue Possibility

Set within this magnificent 58± acre property overlooking an 11± acre lake, the scenic venue has hosted approximately 40 weddings since 2014. The 30-by-90 foot chapel building features a beautiful stained-glass window, storage space, a separate bathroom, and a covered area for ceremonies or receptions. Two lakefront ceremony settings offer waterfront backdrops for intimate or larger gatherings, with gravel parking throughout the grounds.

(Bottom 2 photos are digitally staged for visual concept.)

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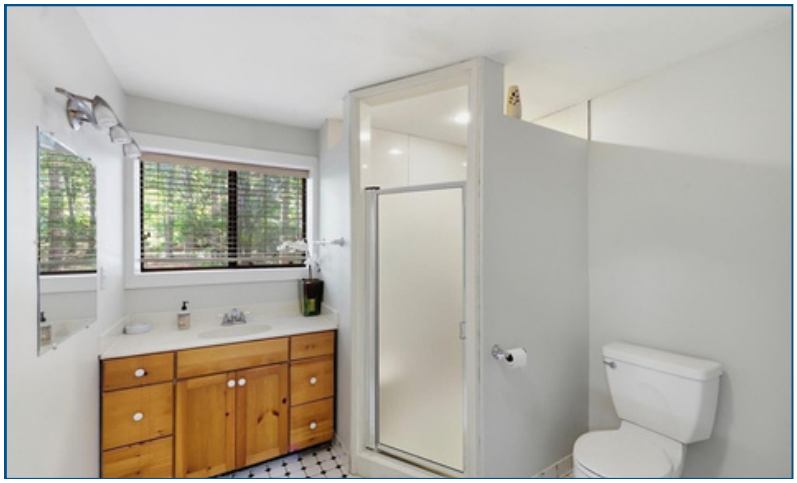
Bridal Suite or Multipurpose room

The bridal suite or multipurpose room offers a spacious, inviting setting for wedding day preparations or events featuring vaulted wood ceilings and classic black and white flooring. A sitting area provides room to relax, while air conditioning and a full bathroom with a shower add comfort and convenience.

(Bottom right photo is digitally staged for virtual concept.)



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Wedding Photos on the Property

View More of Rosegate Wedding Venue Photos

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Venue Highlights

- Distinctive architectural details, including a cross-gabled roof at main house
- Established wedding venue with approximately 40 weddings hosted since 2014.
- 30x90 ft. event space building, that has been used as a chapel, and two lakefront ceremony settings.
- The venue offers a spacious bridal suite with a full bathroom.
- Gated entrance and gravel parking throughout the grounds.
- Only 15 minutes from other wedding venues Magnolia Manor & 6 minutes from BellaWood The Venue
- **Go FACEBOOK Page "Rosegate Wedding/Reception Venue" for more wedding photos!**

NOTE / DISCLOSURE: *This property may offer potential for use as a wedding or event venue, subject to applicable zoning requirements and approvals. According to information provided by the Rankin County Zoning Office, a conditional use application is required before the property may be used as a venue. Submission of an application does not guarantee approval.*

*The previous owner reportedly hosted approximately 10 weddings per year for many years. This past use does not establish current authorization or guarantee future approval. Buyer is responsible for conducting all due diligence and independently verifying zoning, permits, and other requirements for the intended use.**

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Aerial Photos

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Aerial Map

VIEW INTERACTIVE MAP

PIPELINE EASEMENT

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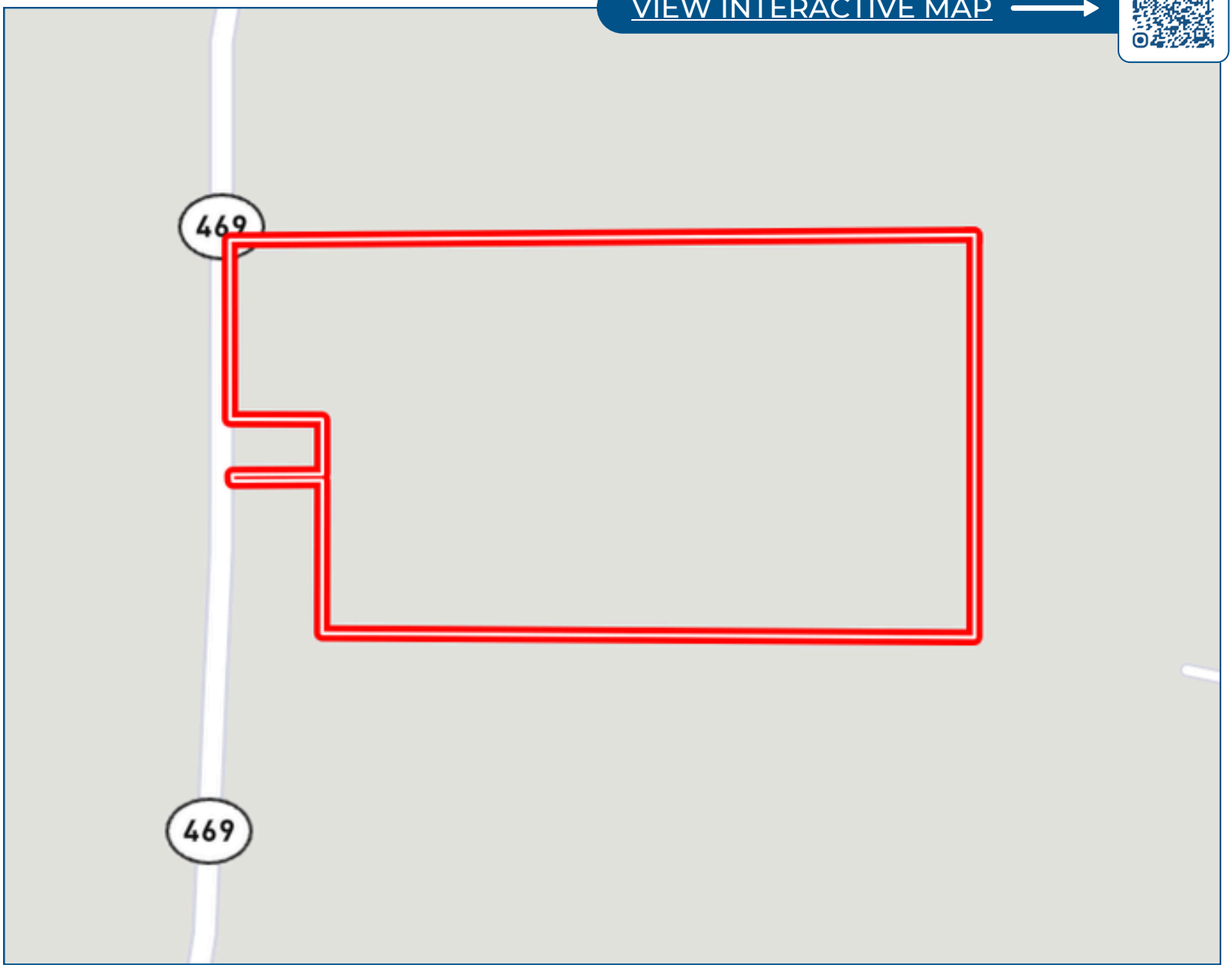
Ownership Map

VIEW INTERACTIVE MAP



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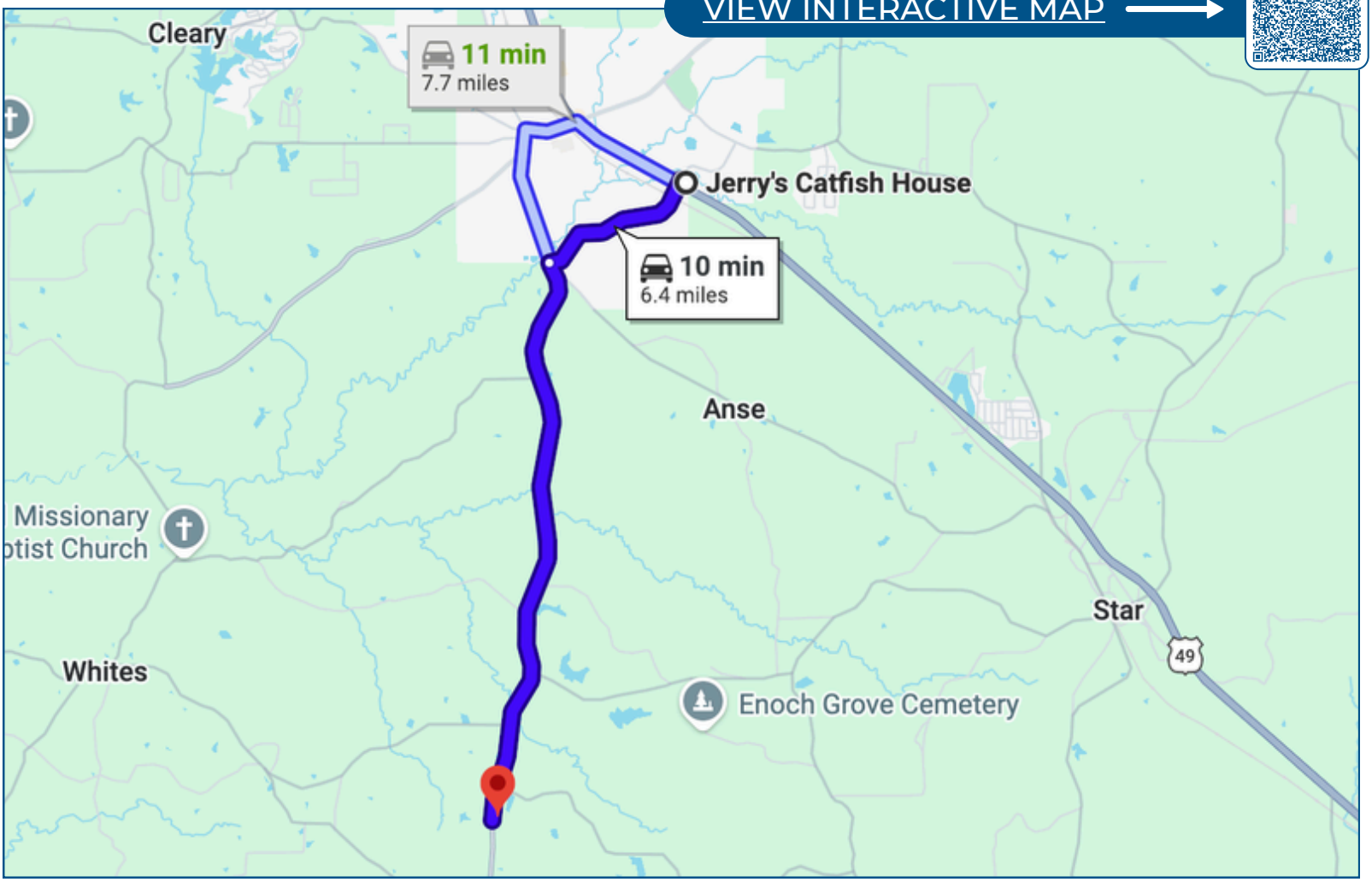
Directional Map

VIEW INTERACTIVE MAP



Head toward Eagle Post Road for 16 feet. Turn left onto Eagle Post Road and continue for 1.5 miles. Turn left onto MS-469 South. The destination will be on the left.

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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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CALL ELLEN TODAY!

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