

Waterfront Home in Lake Caroline

108 Martinique Drive
Madison, MS 39110



\$474,900



**ELLEN
SMITH**

MANAGING BROKER

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Property Highlights

- Located in Lake Caroline Subdivision in the Martinique Community
- 2442 Sq Ft
- 3 Bedrooms | 2.5 Bathrooms
- Water Filtration System throughout Entire House
- Custom Curtains & Rods

- 6 year old Roof
- Bonus Room
- Waterfront
- Deep 2-Car Garage
- Screened-In Porch
- Irrigation for Yard comes from Lake

Lake Caroline Amenities

- 835 Acre Lake
- 120 Acres of it dedicated to fishing areas
- 59 Acres of Lake designated for fishing and non-motorized boating
- Two Clubhouses
- Three Saltwater Pools

- Golf Course & Club
- Two Playgrounds
- 11 Acre Park with Walking Trail
- Tennis Courts
- Pickleball Courts
- Local Restaurant
- Three Marinas & A Dry Storage Facility

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The Residence

2,442± Sq Ft

Waterfront living awaits at 108 Martinique Drive in the sought-after Lake Caroline community! This beautiful 3-bedroom, 2.5-bath home offers approximately 2,442 square feet of comfortable living space, along with a versatile upstairs bonus room that could serve as a fourth bedroom, home office, media room, or playroom. Inside, beautiful heart-pine floors flow throughout the main living areas. The spacious great room features high ceilings, attractive architectural details, and a gas-log fireplace. The kitchen is equipped with granite countertops, stainless steel appliances, a gas cooktop, double ovens, a breakfast bar, and generous cabinet and pantry storage. The primary suite includes a spacious bath with double vanities, a soaking tub, a separate shower, and a walk-in closet. Two additional bedrooms, a full guest bath, a half bath, and a convenient laundry room complete the main level. One of the home's most inviting features is the large screened porch overlooking the peaceful waters of Lake Caroline—the perfect setting for morning coffee, evening relaxation, or entertaining. The lake-fed irrigation system helps maintain the landscaping, and a whole-house water filtration system was installed in June 2023. Additional highlights include a two-car garage with an oversized storage room, rain gutters, and a beautifully landscaped yard.



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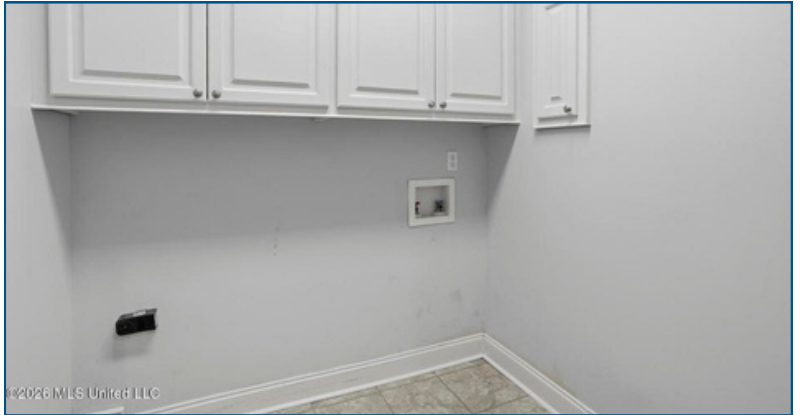
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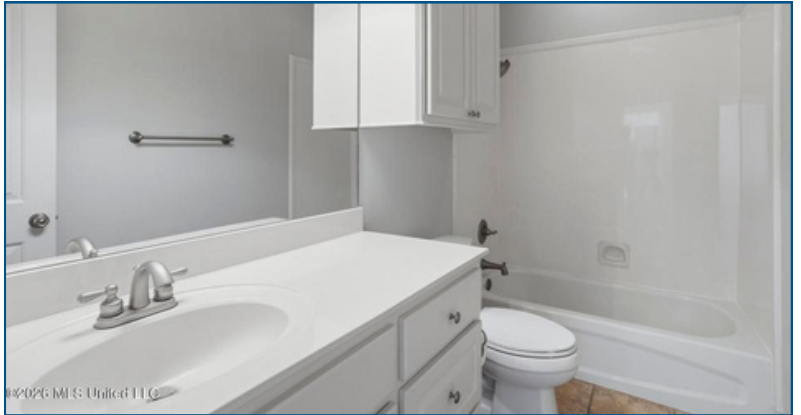
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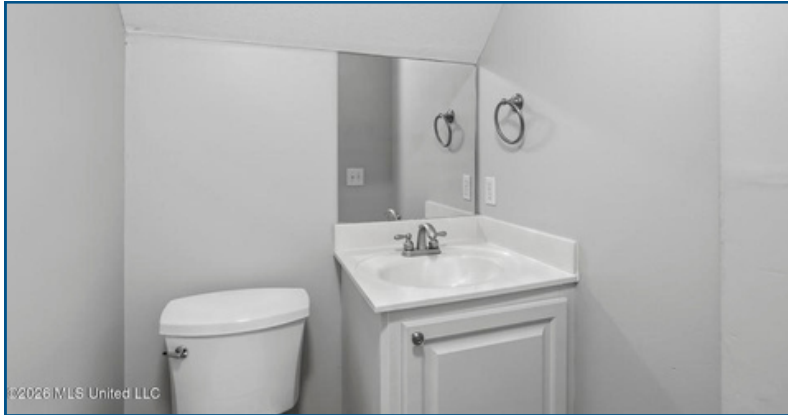
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Exterior Photos



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Aerial Photos



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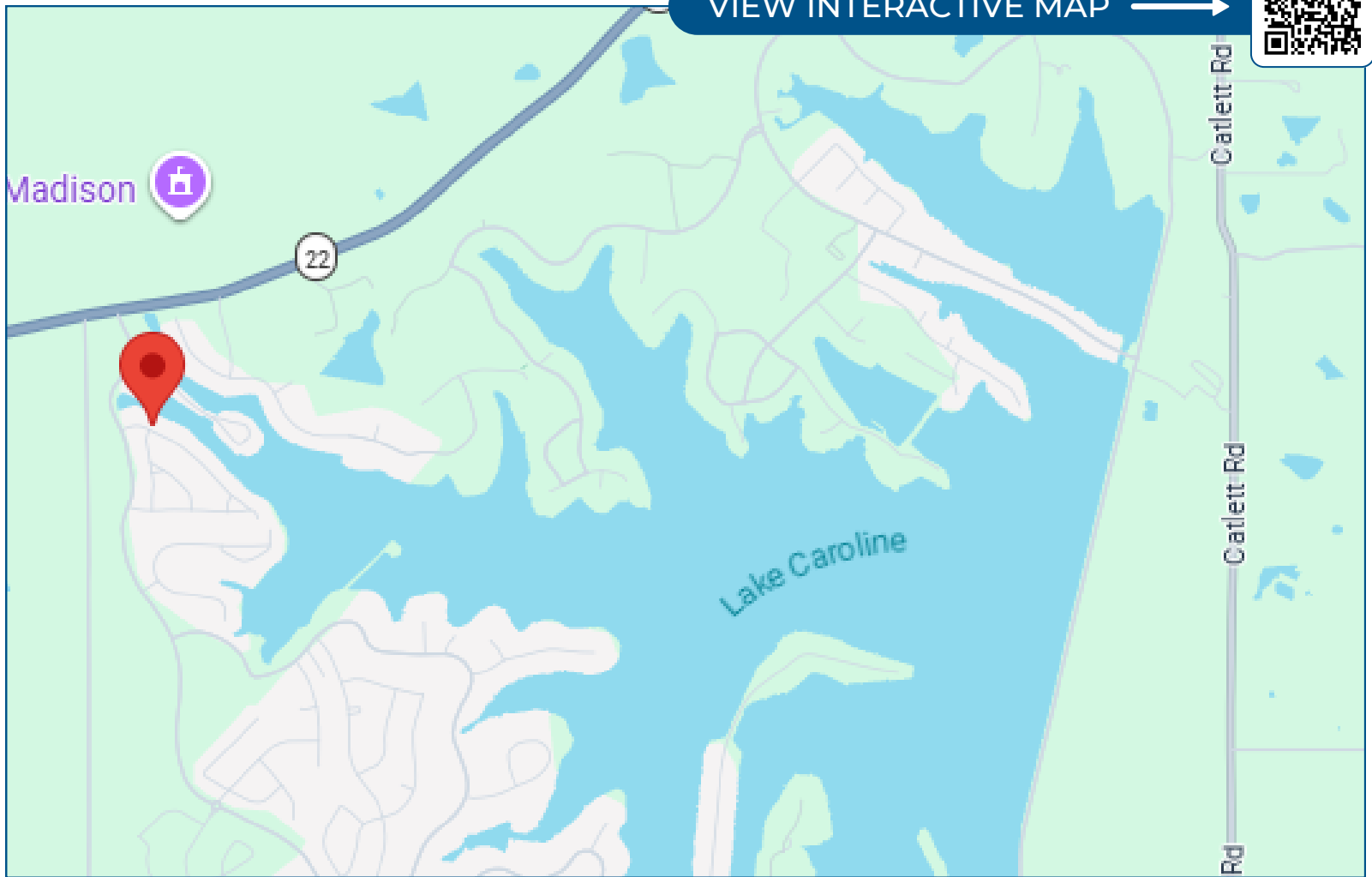
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Directional Map

VIEW INTERACTIVE MAP →



Directions from I-55 North: Travel north on I-55 and take Exit 119 for MS-22 toward Canton and Flora. Turn left onto MS-22 and continue for approximately 7.4 miles. Turn left onto Caroline Boulevard and travel approximately 0.3 miles. Turn left onto Martinique Drive, and 108 Martinique Drive 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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