

# Golf Course Living in Castlewoods Subdivision

449 Bradford Drive

Brandon, MS 39047



**\$319,900**



Expect More. Get More.

# Property Highlights

- 1,884± Sq Ft
- 2 Bedrooms | 2 Bathrooms
- 2-Car Garage
- Overlooks 18<sup>th</sup> Tee Box
- Open Floor Plan
- 3-year-old HVAC System
- Tankless Water Heater
- 3-year-old Stove & Microwave
- 2-year-old Dishwasher
- Trash Compactor

## Castlewoods Amenities

- Walking Trails
- Manicured Common Areas
- Azalea Trails Park with Playground & Pavilion

**\* CASTLEWOODS COUNTRY CLUB IS LOCATED WITHIN THE NEIGHBORHOOD \* AND REQUIRES A MEMBERSHIP FEE TO ENJOY THE FOLLOWING AMENITIES.**

## Castlewoods Country Club Amenities

- 18-Hole Golf Course designed by Jack Nicklaus
- Practice Range & Pro Shop
- Remodeled Sports & Activity Center with New 24-hour Fitness Center
- 6 Lighted Tennis Courts
- New Resort Style Pool
  - Splash Pad, Slide, Diving Board, & Tanning Ledges
- Clubhouse with Quick & Full-Service Dining
  - Activities & Entertainment
- Location for Volleyball & Cornhole being created



**ELLEN SMITH**  
MANAGING BROKER  
Office: 601.898.2772  
Cell: 601.954.9395  
Ellent@TomSmithHomes.com



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**A Real Estate Expert  
You Can Trust!**



# The Residence

1,884± Sq Ft

Enjoy peaceful golf course views from this beautifully maintained home overlooking the 18th tee box at Castlewoods Country Club. With an open floor plan and abundant natural light, this 2-bedroom, 2-bath home offers comfortable living and effortless entertaining. The spacious living area flows seamlessly into the kitchen and dining space, creating an inviting atmosphere perfect for everyday living or hosting guests. Large windows provide beautiful views of the course and bring the outdoors in. The primary suite offers a private retreat with ample space and a well-appointed bathroom. A second bedroom and full bath provide flexibility for guests, an office, or additional living space. Step outside and enjoy the serene backyard overlooking the golf course, a perfect spot for morning coffee or evening relaxation. Located in the desirable Castlewoods community, this home combines comfort, convenience, and beautiful views in one of the area's most sought-after neighborhoods. Schedule your showing today and experience golf course living at its best.



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# Exterior Photos



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# Aerial Photos



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# Directional Map

VIEW INTERACTIVE MAP →



**Directions from the I-55 Lakeland Dr Exit:** Head east on Lakeland Drive for 9.3 miles. Then turn right onto Castlewoods Boulevard and continue for 0.8 miles. Next, turn right onto Bradford Drive and go 0.5 miles. The property 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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