

Beautiful Home in Patton Place
3 Beds | 2 Baths | 1,725 Sq Ft | Rankin County, MS



2723 Sycamore Cove N, Pearl, MS 39208 | \$265,000

- **Open living area with vaulted ceiling and formal dining room**
- **Kitchen with stainless appliances**
- **Sunroom with tinted windows**
- **Spacious primary suite with vaulted ceiling, large closet, and built-in vanity**
- **Two guest bedrooms with lots of storage**
- **Laundry room with garage access and 6.5x9 roll-up door to backyard**
- **Large back deck for relaxing or entertaining**
- **12x16 insulated workshop/man cave with attic storage, window unit, and TV**
- **12x14 lean-to shed for extra storage**
- **Smart security system with cameras, alarms, and thermostat**
- **Surround sound in living room, porch, garage, and shed**
- **Well-maintained and move-in ready**



COLBY
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Information is believed to be accurate but not guaranteed.





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Welcome to this charming 3-bedroom, 2-bath, 1,725 sq. ft. home featuring comfortable living within the Patton Place Subdivision. As you enter, you're greeted by a spacious foyer with a formal dining area just off to the side. The large living room features a vaulted ceiling, creating an open and airy feel, and flows seamlessly into the kitchen, which has stainless steel appliances and an electric range. Just off the living area and kitchen, enjoy the sunroom with tinted windows that let in plenty of natural light while keeping the space cool and private—perfect for relaxing year-round. The primary suite is generously sized with plush carpet, a vaulted ceiling, a spacious closet, and a built-in vanity. The additional two bedrooms are also well-sized and offer plenty of closet space. Conveniently located off the kitchen, the laundry room provides direct access to the garage, which includes a 6.5x9' roll-up door for easy access to the backyard. Out back, enjoy the large deck, perfect for afternoon relaxation or cookouts. The property also includes a 12'x16' insulated workshop/man cave with attic storage, a window unit, and a TV that will remain. Adjacent to the shop is a 12'x14' lean-to shed, ideal for extra storage or outdoor equipment. This home is loaded with extras, including a comprehensive security system featuring door and glass-break alarms, smoke and CO₂ detectors, front door lock/unlock, garage door control, front cameras, doorbell camera, and smart thermostat. You'll also appreciate the surround sound system set up in the living room, front porch, garage, and backyard shed. This well-maintained Rankin County house offers comfort, functionality, and great outdoor living. Call Colby to schedule your tour today!

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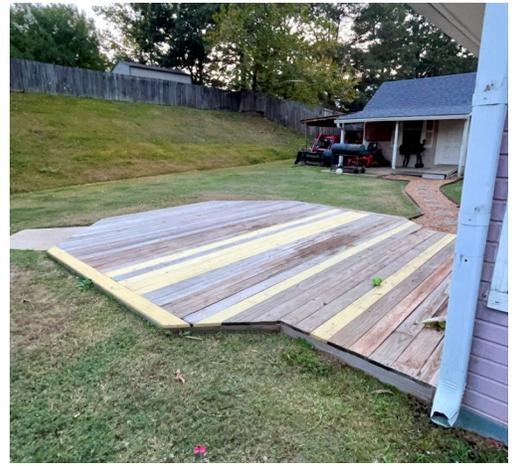
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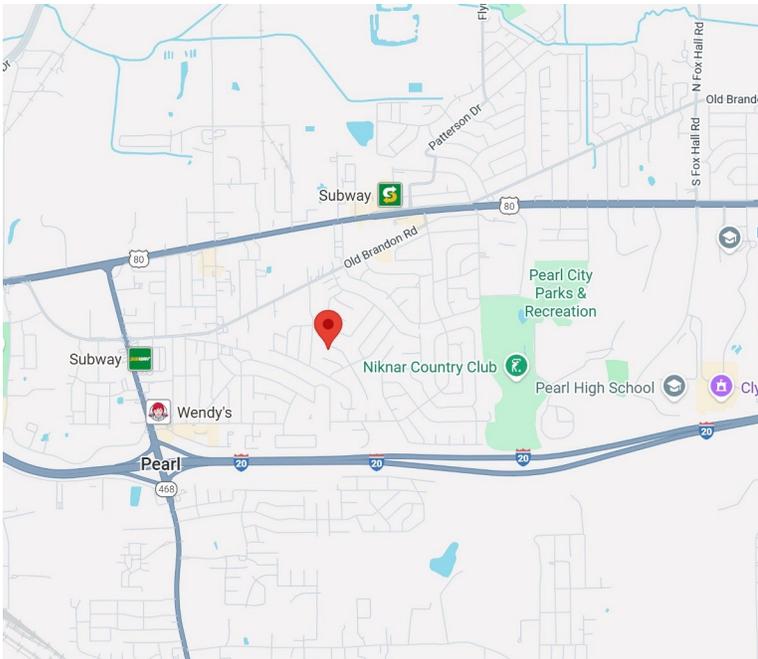
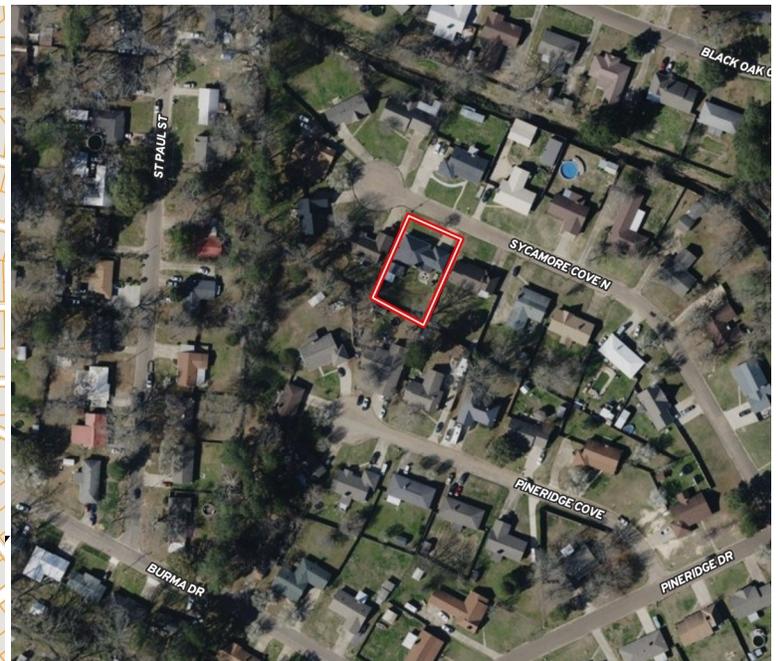
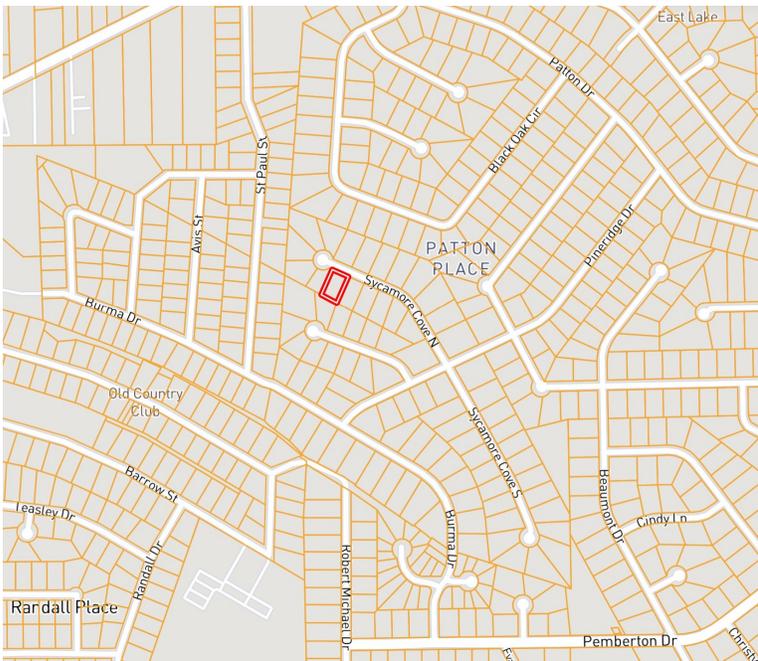
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Directions from the intersection of Old Brandon Road and Patton Drive: Turn onto Patton Drive and travel 0.4 miles. Turn right onto Pineridge Drive and travel 0.3 miles. Turn right onto Sycamore Cove N. After 0.1 miles, the home will be on the left.

2723 Sycamore Cove N. Pearl, MS 39208
[Click for Google Map Link](#)

land id. **[Click here for the land id interactive map link](#)**



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