



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

110 TIMBERCREST LANE
BRANDON | RANKIN COUNTY, MS
\$344,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

110 TIMBERCREST LANE

PROPERTY PROFILE

LOCATION:

- 110 Timbercrest Lane
Brandon, MS 39047
- Rankin County
- 4± Miles NE of Lakeland
Drive in Flowood

COORDINATES:

- 32.3891, -90.0334

PROPERTY USE:

- Residential

TAX INFORMATION:

- Parcel #: H12I-000018-00320
- 2024 Taxes: \$ 2,159.44

PROPERTY INFORMATION:

- 0.25± Acre Lot
- 2,178± SqFt Home
- 4 Bedrooms/2.5 Bath
- Spacious Kitchen with Eat-In Area
- Stainless Steel Appliances
- Granite Countertops
- Living/Dining Room Combo
- Gas Fireplace
- Primary Suite with His & Hers Closets
- Extra Large Utility Room
with Tons of Storage
- Covered Porch
- Additional Brick-Paved Patio
- Fenced-In Backyard
- Play/Treehouse
- Two-Car Garage
- Public Boat Ramp Nearby



BRADEN SMITH | LAND SPECIALIST
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RACHEL BOYD | REALTOR
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WELCOME TO 110 TIMBERCREST LANE

WELCOME HOME TO 110 TIMBERCREST LANE IN BRANDON, MISSISSIPPI. Minutes from the Ross Barnett Reservoir, this beautifully maintained $2,178 \pm$ square foot Rankin County home, built in 2004, offers both comfort and functionality in a warm, inviting setting.

The spacious living and dining room combo features a warm gas fireplace, creating the perfect setting for cozy gatherings or relaxing evenings. The kitchen is designed for both style and function, featuring granite countertops, stainless steel appliances, abundant cabinet space, and an open layout that flows effortlessly into an inviting eat-in area, ideal for casual family meals or morning coffee. A large utility room offers tons of cabinet space, providing exceptional storage and organization options, a true bonus for all your overflow items.



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MORE ABOUT 110 TIMBERCREST LANE

Of the four bedrooms, two full baths, and one half bath, the primary suite includes his-and-hers closets and a double vanity bathroom, offering a private and relaxing retreat at the end of the day. The three additional bedrooms are located on the opposite side of the home, ensuring privacy and comfort for family members or guests.

Enjoy outdoor living with a covered porch, the perfect place to watch the game or gather with friends and family. There's also a brick-paved patio for additional seating and a fully fenced backyard offering both space and privacy. A charming play/treehouse will remain with the property, a wonderful hideaway for little ones to play and explore.

Located near the Ross Barnett Reservoir, this home offers convenient access to a public boat ramp, as well as nearby shopping, dining, and everyday essentials. This move-in-ready home offers the perfect blend of comfort, convenience, and charm, ready for you to make it your own!

Contact Rachel Boyd or Braden Smith today to schedule a private showing and make 110 Timbercrest Lane your new address!



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land **id.** **LINK**



Directions From Old Fannin Road and Lakeland Drive in Flowood, MS: Travel 3.4 miles northwest on Old Fannin Road. Continue straight on N Shore Pkwy and travel 0.7 miles. Turn right toward Timbercrest Lane and take the first right on Timbercrest Lane. 110 Timbercrest Lane is located on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)

