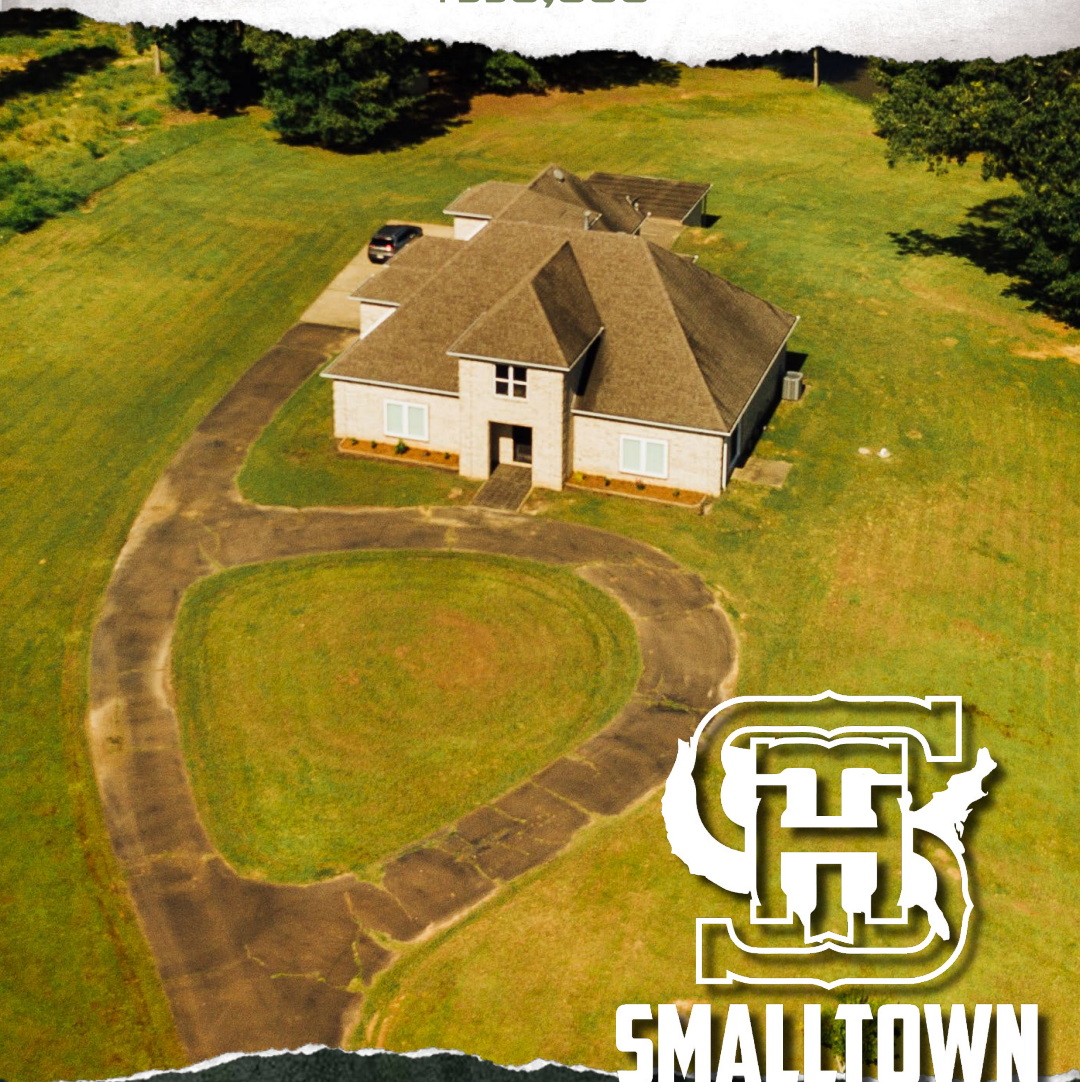


**206 SWAN LAKE DRIVE, COLDWATER
TATE COUNTY, MS**

\$530,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (769) 888-2522

206 SWAN LAKE DRIVE

PROPERTY PROFILE

LOCATION:

- Tate County
- 206 Swan Lake Drive
Coldwater, MS 38618
- Approximately 15 Minutes
SW of Senatobia

COORDINATES:

- 34.68605, -89.92791

TAX INFORMATION:

2023 - \$3,090.54
Parcel #: 038-34-0000687

PROPERTY USE:

- Residential

PROPERTY INFORMATION:

- 2.72± Acres
- 3,715± Square Foot Home
- 5 Bedrooms and 3 Bathrooms
- Large 3-Car Garage
- 4.5± Acre Shared Pond
- 2 Storage Sheds
- Home Constructed with Insulated
Concrete Forms and Concrete
Flooring (Tornado Proof,
Extra Insulated)
- Power Provided by Entergy
and Private Well
- Sewer – Water Treatment Plant



MICHAEL OSWALT | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 206 SWAN LAKE DRIVE

WELCOME HOME TO 206 SWAN LAKE DRIVE IN COLDWATER, MS. This Tate County home, built in 2008, is situated on a sizeable 2.72± acre lot. As you enter the driveway you will quickly notice this spacious, two-story 3,715± square foot home which features five bedrooms and three full bathrooms. The main level is open and spacious with a large living room area, a great kitchen, two bedrooms, two full bathrooms, and a nice office space. Additionally, the home offers an apartment style suite upstairs containing three bedrooms, one full bathroom, a kitchen, and a laundry room area. A three-car garage gives plenty of space for your vehicles AND ample room for tools/toys. The first floor of the home is constructed with ICF (insulated concrete forms) as well as a concrete floor making the first floor like a “large safe room”, tornado proof, and extra insulated. Out back you will find one of my favorite things about this place - the beautiful 4.5± acre shared pond. You have your own dock and area to enjoy the pond by fishing or just hanging out. Two separate storage buildings are outside, perfect for all of your lawn equipment and tools. With a lot this size, you have plenty of space to host and enjoy the country life.

If you have been searching for a beautiful home in Tate County, give Michael Oswalt or Luke Gossett a call today to schedule your private showing.



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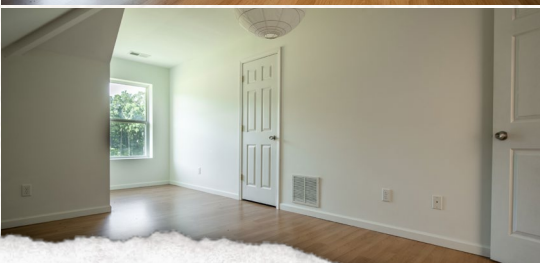
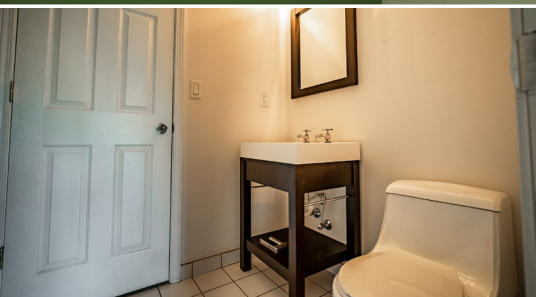
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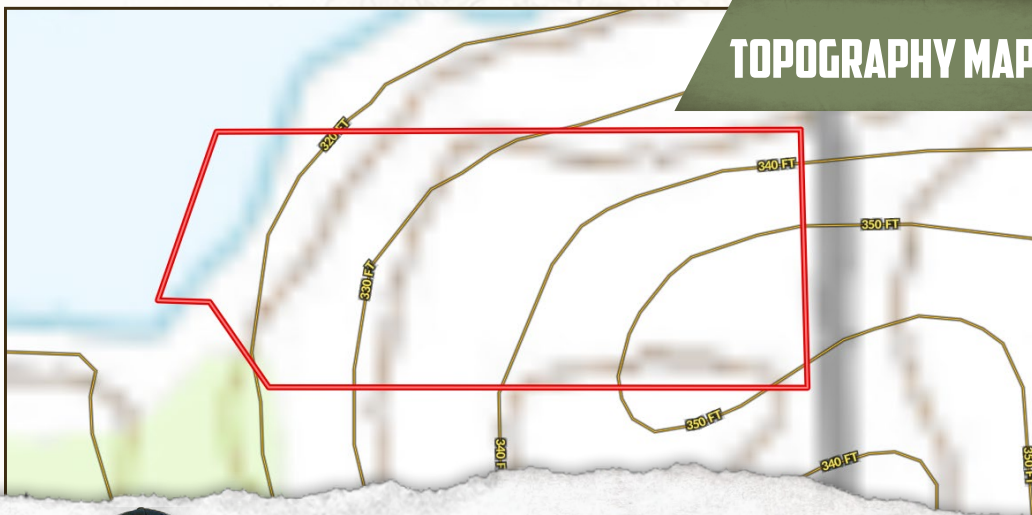
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206 SWAN LAKE DRIVE, COLDWATER

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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gt	Gullied land, sandy	2.58	94.85	0	-	7e
GrC3	Grenada silt loam, 5 to 8 percent slopes, severely eroded	0.08	2.94	0	45	4e
Fa	Falaya silt loam	0.06	2.21	0	75	2w
TOTALS		2.72(*)	100%	-	2.98	6.8

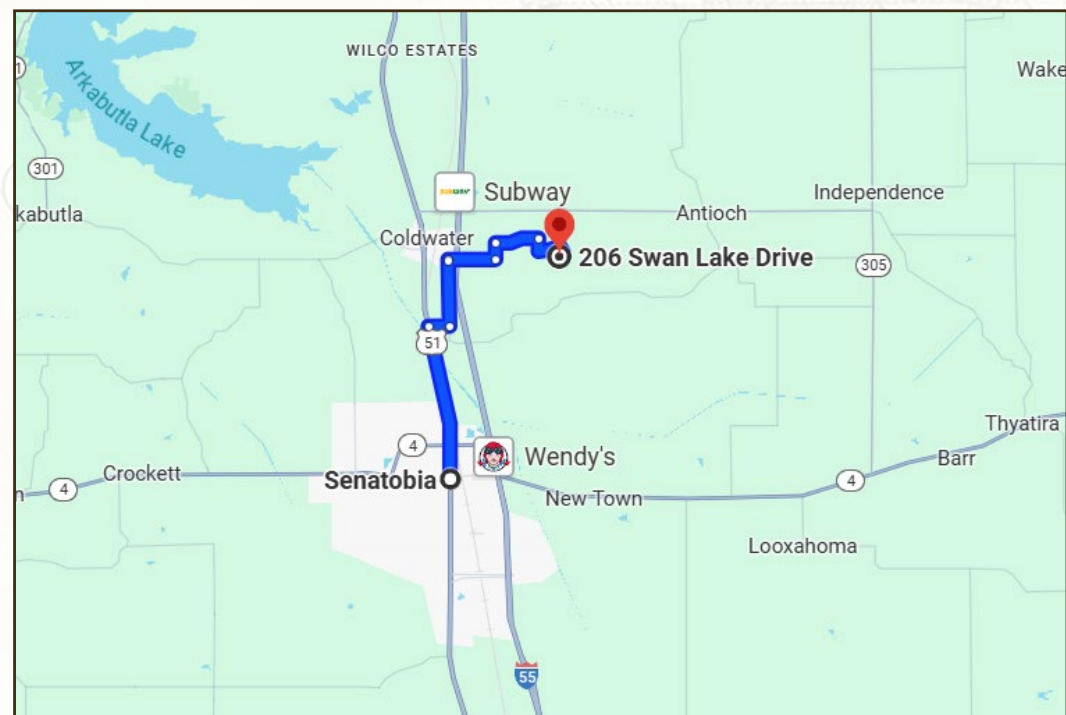


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DIRECTIONS FROM US-51 N IN SENATOBIA, MS: Travel north on US-51 for 3.3 miles. Turn right onto Cut Off Road and travel for .4 miles. Turn left onto Rifle Range Road and travel for 1.4 miles. Turn right onto Peyton Road and travel for 1.0 miles. Take a slight left to stay on Peyton Road and turn left onto Hardin Lane and travel for .3 miles. Turn right onto Golden Pond Drive and travel for .9 miles. Turn right onto Golden Pond Circle and travel for .7 miles. Turn right onto Swan Lake Drive and travel .2 miles. The property is located on the right. Physical Address: 206 Swan Lake Drive, Coldwater, MS 38618

[LINK TO GOOGLE MAP DIRECTIONS](#)



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