

*Presenting*  
*Double K Lane*  
*Magee, Mississippi*  
*\$499,000*





128  
Double K Lane,  
Magee, MS

EXQUISITE ESTATE IN SIMPSON COUNTY!! Located North of Magee and East of Mendenhall, this custom home with 20+ mile views is nestled among rolling hills, 2 lakes, and lush trees on 25 acres, with 60 additional acres available. Acreage is 70% clear pasture. The main home comes with a great room, formal dining, 4 bedrooms, and 4 baths and 4500 sq. ft. Just down the hill sits a 3500 sq ft heated/cooled barn/workshop with a cold storage room. Want the family close? Separate but attached 1 bedroom apt has kitchen and laundry room too! And last but not least a 14 person storm shelter. This property is truly one of a kind and it shows...Come take a look!



## WELCOME HOME

Enter this magnificent home thru the Custom ledged glass front door. Upon entering the first sitting area the fireplace is sure to catch your eye. Built with attention to detail this focal point will always draw you in commanding you to sit and relax.. Many of the features of this room include tray ceiling, exquisite lighting, built in bookshelves and of course hardwood floors that add the finishing touches to this room.



Rear View

*6 French doors with view to back acreage 440 sq ft deck thru French doors with cloth awning*

## *Kitchen*



*Kraft Maid cabinets*

*Sub-zero Refrigerator*

*Thermador gas range*

*Double Ovens*

*Dishwasher*

*Corian Counter tops*

*Custom tile murals on  
backsplashes*

*Hardwood floors*

*Track lighting*

*Under Counter Lighting*

*Large food preparation island*

*Large breakfast area*

*60 sq ft pantry*



**Formal Dining**

## Master



Your private sanctuary is right here in the Master Bedroom: Relax in the 600+ sq ft with 150+ sq ft sitting room before you seek solace in the Master Bath... Other amenities include a Wall of mirrors, Tray ceiling with ceiling fan, 4 French doors leading to 350 sq ft screened in porch with overhead fans and indoor/outdoor carpet with access from the Master Bedroom, or outside.





If you seek your own personal space, well, it is here with the His & Her areas, separate sinks, double closets, and a large walk-in shower or ... let Calgon take you away in the Whirlpool while you enjoy the rolling hills outside through the picture window. Look at this.....



*Family Room*





## Guest House

*900 sq ft living space, 4 French doors with gorgeous views. A Kraft Maid Kitchen with Smooth top range, and a Dish washer. Master bedroom with a 85 sq ft walk-in closet with custom shelving, and ample attic storage. Large bathroom with separate laundry area. Patio with cloth awning, and raised bed garden with red brick walkways.*





## *Barn*



For the Boys with all the toys! Here is the space for you! Build, fix, park, play or just store anything in this massive steel building!

3,500 sq ft (35' x 100') with concrete floors and 16 foot high walls

2 heating and air conditioning units



Custom Shop with built in cabinets, 115-120 and 220 electrical wall outlets, 8 inch insulation, and 2 large windows

2 Storage Rooms with temperature control, and 8 inch insulation



Two 8 foot wide overhead doors  
One 12 foot wide overhead door  
3,500 sq ft blacktop

## *Amenities*



Private well water supply, provision for auxiliary electrical power supply at residence and barn, separate 110/220 panels at residence. Property is wire fenced. 540 foot elevation (second highest in county). Magee Elementary, Middle & high school System or , Simpson Academy Private School for pre-school through K12. Smith county township Bo. 6, School District section is 112, fire protection from Station no. 7 in Magee, residence equipped with 1250 gallon private sewage treatment plant. 14 person underground emergency shelter, underground electrical power cable to residence.



Wild life on property includes: fox, deer, red tail hawk, turkey, squirrel, rabbit, dove, fish, and turtle. Special, allergy free lifetime air filters installed. Seven non-electric attic ventilators.











**Bass**



*2 Ponds*



## Specifics

Ceilings are 9 Feet not including height of Trey, Private Well Water Supply, Provision for Auxiliary Electrical Power Supply at residence and barn, separate 110/220 panels at residence. Property is wire fenced. 540 foot elevation (second highest in County). Magee Elementary, Middle & High School Public School System or, Simpson Academy Private School for pre-school through K12. Smith County Township No. 6, School District section is 112, Fire Protection from Station No. 7 in Magee. Residence Equipped with 1250 Gallon Private Sewage Treatment Plant. 14 Person Underground Emergency Shelter. Underground Electrical Power Cable to Residence. Wild Life on property includes; Fox, Deer, Red Tail Hawk, Turkey, Squirrel, Rabbit, Dove, Fish, and Turtle. Special, Allergy Free lifetime air filters installed. Seven Non-Electric Attic Ventilators.

### ***Kitchen***

Kraft Maid cabinets  
Sub-Zero  
Thermador gas range  
Double Ovens  
Dishwasher  
Corian Counter tops  
Custom tile Murals on backsplashes  
Hardwood Floors  
Large Food Preparation Island  
Large Breakfast area  
60Sq Ft pantry



## Specifics

### Family Room:

23' X 23' with 17" ceramic tile floor  
4 French Doors

### Master Bedroom:

600+ Sq. Ft. with 150+ Sq. Ft. sitting room  
Trey Ceiling with ceiling fan  
Double Closets  
4 French Doors leading to 350 Sq. Ft. Screened in Porch  
with overhead fans and indoor/outdoor carpet

### Master Bath:

Whirlpool with view to outside through picture window  
Walls of Mirrors  
Kraft Maid cabinets  
His & Her areas with separate sinks  
Large walk-in Shower

### Second Master Bedroom & Bath:

Trey Ceiling with Ceiling Fan  
Large Bath with Whirlpool, walk-in closet, separate shower

### Living Room:

2 Sitting Areas  
6 French Doors with view to back acreage  
440 Sq. Ft. Deck thru French Doors with Cloth Awning  
Custom Leaded Glass Front Door  
2 Foyer Closets  
Fireplace  
Built in Book Shelves  
Trey Ceilings



## Specifics

### Apartment:

900 Sq. Ft. separate living space  
4 French Doors with view to back acreage  
Kraft Maid Kitchen with Smooth Top Range, Dishwasher  
85 Sq. Ft. Walk-in Closet off Bedroom with Custom Shelving  
Large Bathroom with separate Laundry area  
Patio with Cloth Awning, and Raised Bed Garden with Red Brick

### Walkways

Large Attic Storage area

### Barn:

3,500 Sq. Ft. (35' X 100') with Concrete Floors and 16 Foot High Walls  
2 Heating and Air Conditioning units  
Custom Shop with built in cabinets, 115-120 and 220 electrical wall outlets, 8 inch Insulation, and 2 large windows  
2 Storage Rooms with Temperature Control, 8 inch insulation  
Two 8 Foot wide overhead doors  
One 12 Foot wide overhead door  
3,500 Sq. Ft. Blacktop pad

### Location

Decimal Degrees

Latitude 31.995554 N Longitude -089.655526 W

Deg: Min: Sec

Latitude 31:59:43.994 N Longitude 89:39:19.894 W



**Service  
Providers**

Propane Gas Supplier:  
Lampton Love of Magee  
Hwy 49  
Magee, MS  
601-849-3496

Fire Protection:  
Station #7  
Mary Grove Church Road  
Magee, MS  
601-849-5507 (non-emergency)

Police:  
Simpson County Sheriff's Office  
Chancery Bldg.  
Mendenhall, MS  
601-847-2921 (non-emergency)

Treatment plant  
Purchased from Snell's Concrete Tanks  
(Jet Dealer)  
Mr. Bobby Snell  
180 Joe Dear Road  
Harrisville, MS 39082  
601-845-1881

(Jet Dealer)  
Serviced by Wastewater Control  
Mr. Chip Taylor  
Jackson MS  
601-573-7873

Overhead doors  
*Underwood Door Co.*  
5340 Hwy 42  
Hattiesburg, MS 39401  
601-583-1521

Water well and pump  
*Purchased from Roy V. West Water Drilling, Inc.*  
454 Pineview Church Road  
Laurel, MS 39443  
601-428-1385

Heating and Cooling  
*Mr. Mike Jones*  
*Economy Heating & Cooling*  
329 Simpson Highway 149  
Magee, MS  
601-849-6083

Telephone  
*Bell South local and Long distance*

Emergency shelter  
*Mr. Bobby Vickers*  
*Tornado Shelters of Mississippi, Inc.*  
PO Box 1625  
Brandon, MS 39043  
601-260-3982  
601-825-8765  
800-263-3563



**Service  
Providers**

**George Warren**

Bushhogging, Lawn cutting

601-847-3633

**Hauling Incorporated**

**Billy Powell**

Topsoil Sand Gravel Slag

601-847-3920

601-238-6407 cell

**Kenneth Frazier**

Concrete Finisher

601-624-1487 cell

601-346-0313 residence

**Simpson County Ready Mix**

**Robert Sullivan**

601-849-2661 Magee

Electric Company:

Southern Pine Electric Power Association

3215 Hwy 18

Brandon, MS 39042

800-698-9574 (office)

601-824-7070 (report trouble)







## Position

