



3-Bed, 2-Bath Home on a Corner Lot 540 Hillcrest Circle, Cleveland, MS | \$390,000

Discover this beautiful 3-bedroom, 2-bathroom ranch-style home situated on a 0.46± acre corner lot near the Cleveland Country Club. Boasting 2,764± square feet, this spacious property offers the perfect blend of comfort, character, and functionality. Step inside to a large family room with vaulted ceilings and exposed beams, complete with a fireplace, built-in shelving, and a wet bar—ideal for entertaining or relaxing with family. The kitchen features stainless steel appliances, including an electric range, dishwasher, & microwave, with a convenient bar overlooking the additional living area that also features a cozy fireplace.

Outside, enjoy your own private retreat with an in-ground pool and ample parking, including a two-car garage off the circle driveway, plus a separate one-car garage with two storage closets accessible from the side entrance. This inviting home offers generous living spaces, timeless style, and desirable amenities—all in a sought-after neighborhood in Cleveland, Bolivar County, MS. Call Tracey Bell or Charlie Heinz today for more details and to schedule your private showing!



TRACEY BELL
MANAGING BROKER

O: 662.441.2500 | C: 662.719.4720
Tracey@TomSmithLand.com



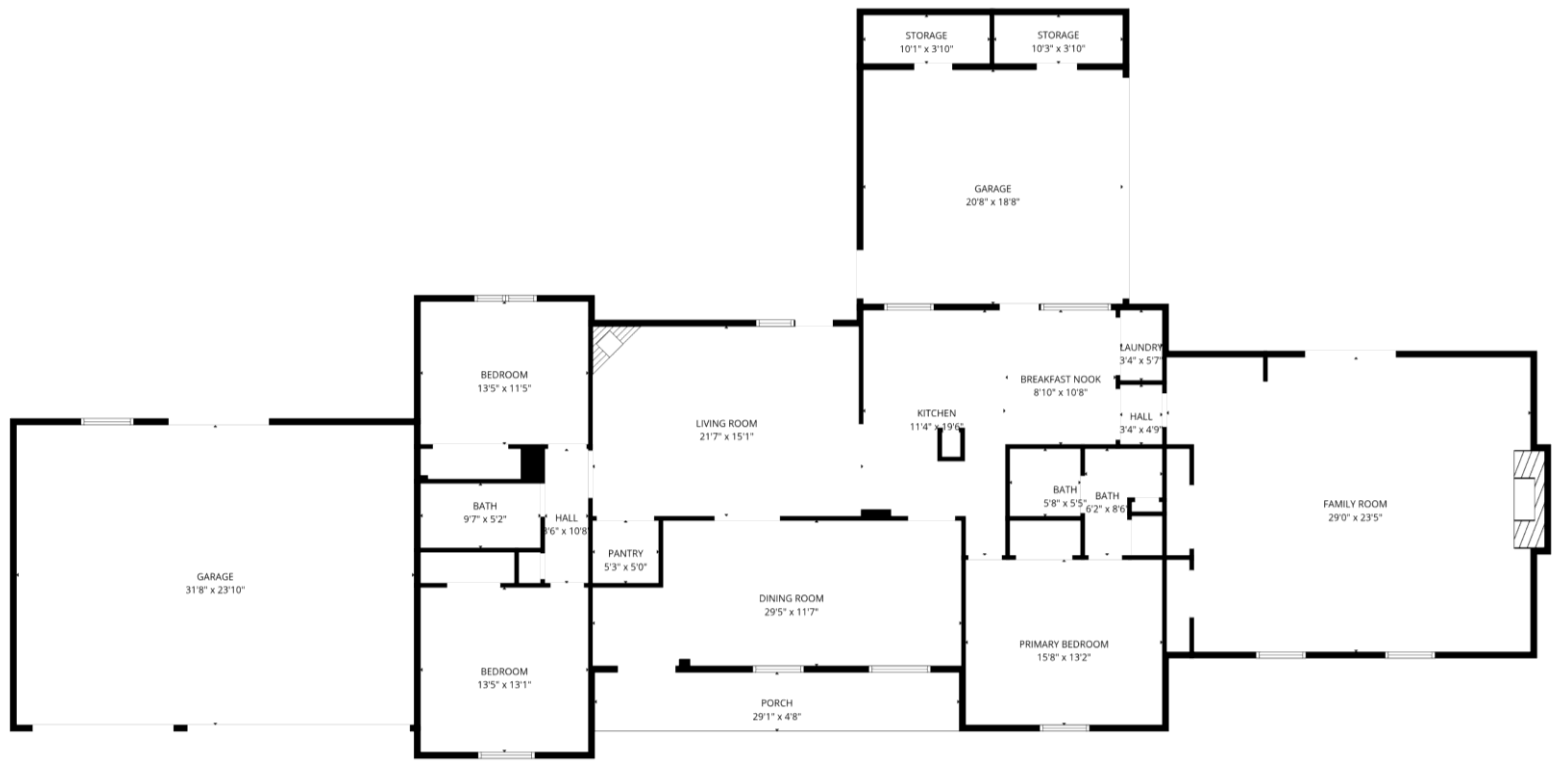
CHARLIE HEINZ
REALTOR®

O: 662.441.2500 | C: 662.719.7218
Charlie@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed





TRACEY BELL
MANAGING BROKER

O: 662.441.2500 | C: 662.719.4720
Tracey@TomSmithLand.com



CHARLIE HEINSZ
REALTOR®

O: 662.441.2500 | C: 662.719.7218
Charlie@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



- 2,764± SF
 - 3 Bedrooms
 - 2 Full Bathrooms
 - Rear Den with Wet Bar
 - 2 Fireplaces
 - Year Built: 1974
 - In-Ground Pool
 - Roof Installed 2
- Years Ago
 - 0.46± Acre Corner Lot
 - Fenced-in Backyard
 - 3-Car Garage
 - Room for Expansion into Garage



TRACEY BELL
MANAGING BROKER

O: 662.441.2500 | C: 662.719.4720
Tracey@TomSmithLand.com



CHARLIE HEINSZ
REALTOR®

O: 662.441.2500 | C: 662.719.7218
Charlie@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TRACEY BELL
MANAGING BROKER

O: 662.441.2500 | C: 662.719.4720
Tracey@TomSmithLand.com

CHARLIE HEINSZ
REALTOR®

O: 662.441.2500 | C: 662.719.7218
Charlie@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TRACEY BELL
MANAGING BROKER

O: 662.441.2500 | C: 662.719.4720
Tracey@TomSmithLand.com

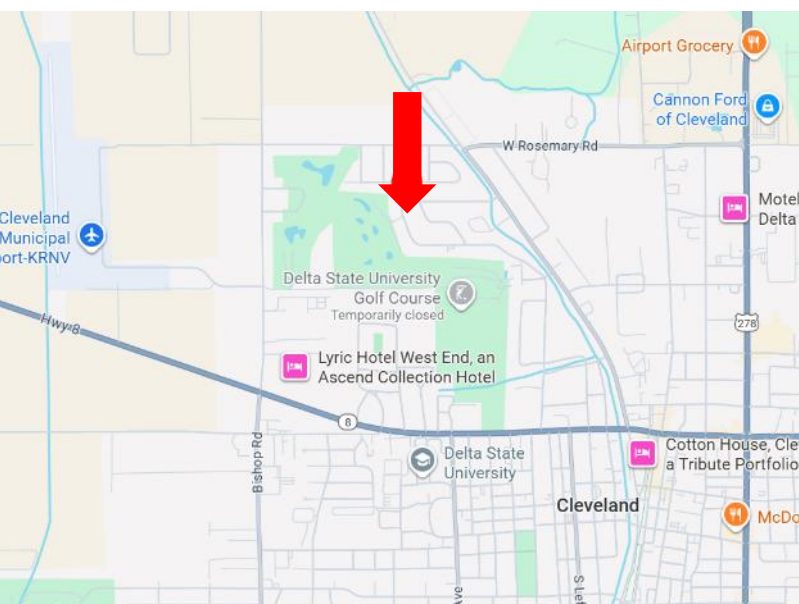
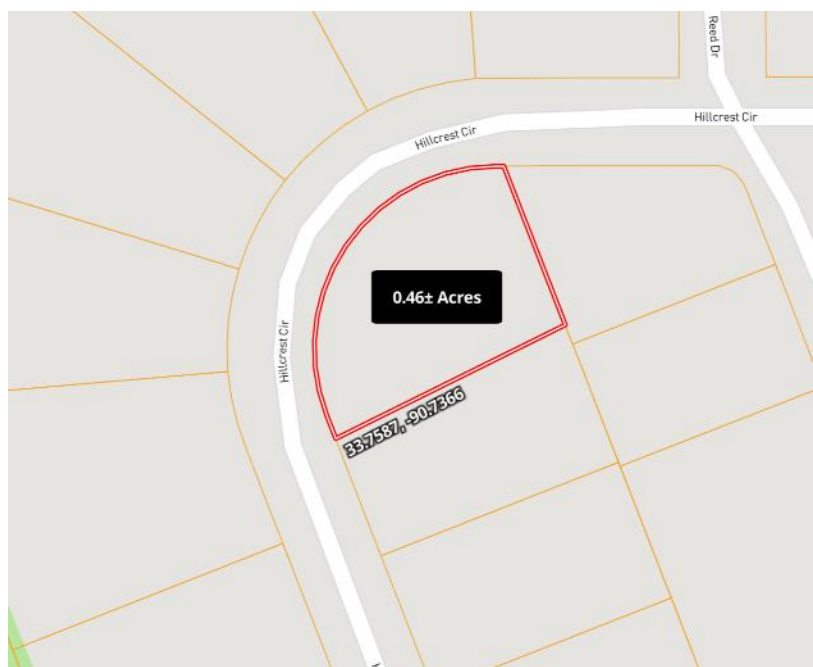
CHARLIE HEINSZ
REALTOR®

O: 662.441.2500 | C: 662.719.7218
Charlie@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed





Directions from Hwy 8 & Hwy 61 in Cleveland, MS:

Travel west on Hwy 8 for 0.4 miles, then turn right onto N. Bayou Avenue. In 0.9 miles, turn left onto Hillcrest Circle. The home will be on the left in 0.4 miles.

Address: 540 Hillcrest Circle, Cleveland, MS 38732

[Google Maps Link](#)



TRACEY BELL
MANAGING BROKER

O: 662.441.2500 | C: 662.719.4720
Tracey@TomSmithLand.com



Expect More. Get More.



CHARLIE HEINSZ
REALTOR®

O: 662.441.2500 | C: 662.719.7218
Charlie@TomSmithLand.com