

# Beautiful Home in Ashbrooke Subdivision

198 Memory Lane

Madison, MS 39110



**\$294,500**



Expect More. Get More.



# Property Highlights

- 1,550 Sq Ft
- 3 Bedrooms | 2 Bathrooms
- 2-Car Garage
- Huge Fenced Backyard
- Covered Patio with Fireplace
- Move-In Ready!

## Ashbrooke Amenities

- Play Areas
- Pools
- Clubhouse
- Lake
- Sidewalks
- Beautiful Landscaping



**ELLEN  
SMITH**

MANAGING BROKER

Office: 601.898.2772

Cell: 601.954.9395

[Ellen@TomSmithHomes.com](mailto:Ellen@TomSmithHomes.com)



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## A Real Estate Expert You Can Trust

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

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# The Residence

1,550 Sq Ft

Beautiful 3BR/2BA home in Ashbrooke—move-in ready and located in the sought-after Germantown School District! The open, bright kitchen features granite countertops plus plenty of cabinet and counter space. The living area is warm and inviting with hardwood floors, built-ins, and a gas log fireplace. Unwind in the spacious primary suite with a large jetted tub and separate stand-up shower. You'll also love the separate laundry room with storage—laundry is a breeze! Out back, enjoy a covered patio with fireplace and a huge fully fenced yard with gates on both sides. Ashbrooke offers wonderful amenities including a community pool and clubhouse, lake, sidewalks, green space, and playground. Schedule your showing today—this one won't last long!



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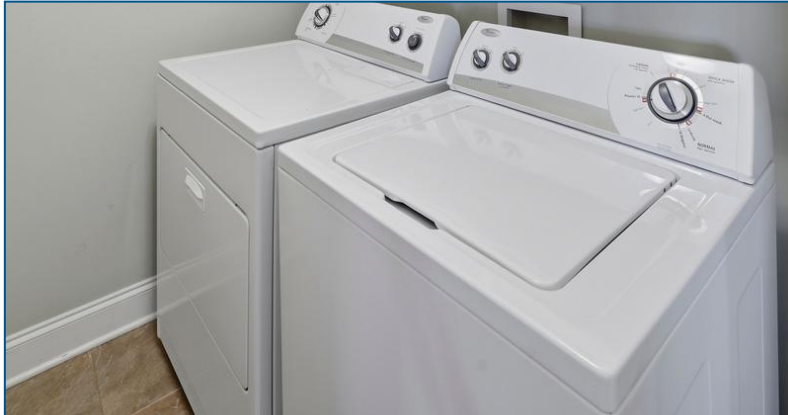
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# Exterior Photos



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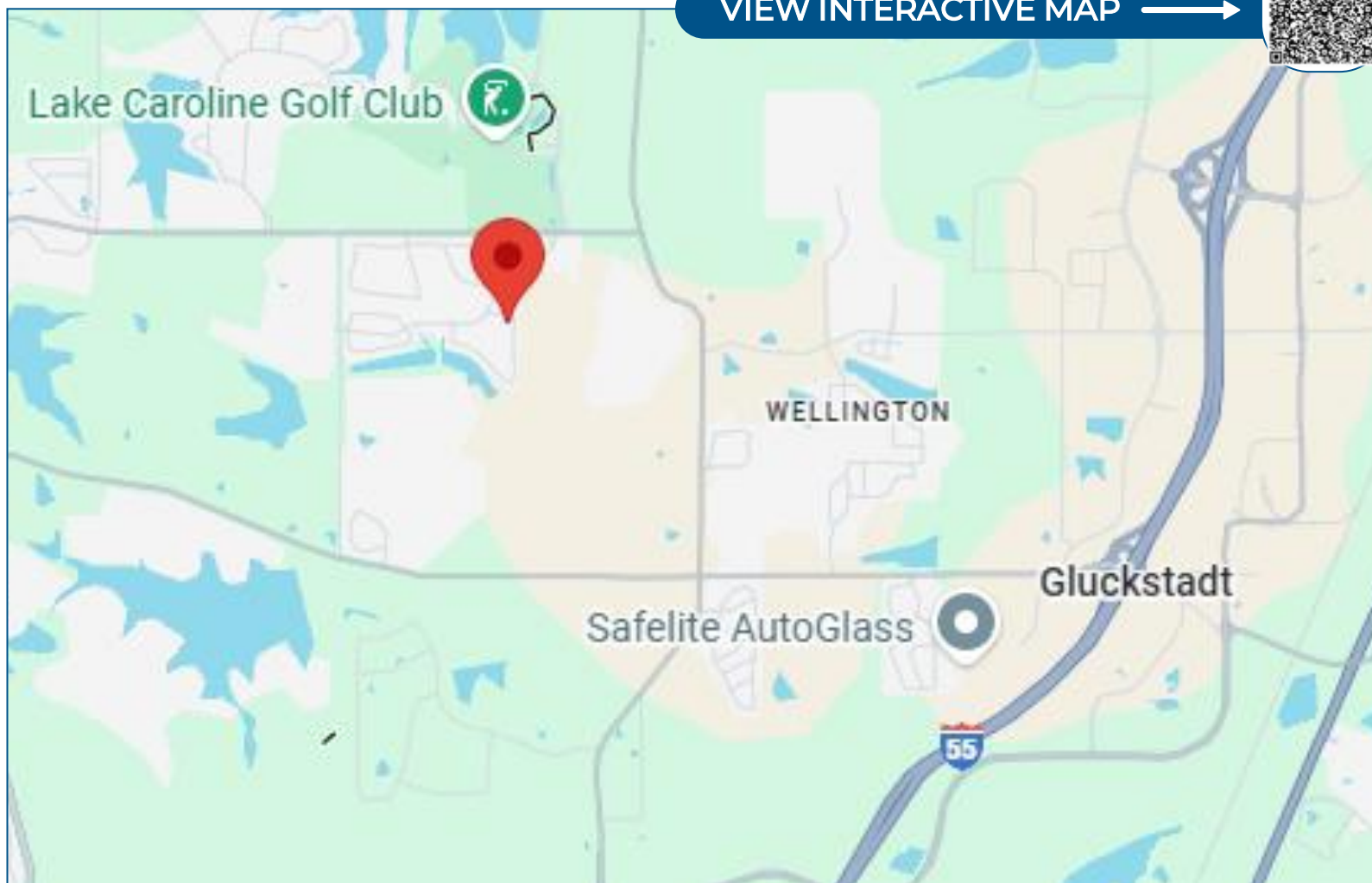
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# Directional Map

[VIEW INTERACTIVE MAP](#) →



**Directions from the Gluckstadt Exit:** Head toward Gluckstadt Road and continue for about 0.2 miles. Use any lane to turn left onto Gluckstadt Road and drive for approximately 1.8 miles. Next, turn right onto Catlett Road and continue for 1.5 miles. Turn left onto Stribling Road and proceed for about 0.5 miles, then turn left onto Ashbrooke Boulevard and continue for 0.4 miles. Finally, turn left onto Memory Lane, and the destination will be on your right.

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# Listing Agent



## ELLEN SMITH

### OWNER & MANAGING BROKER

Ellen Brand Smith is originally from Chicago, Illinois and graduated from the University of Illinois, Champaign-Urbana, in 1988 with a BS in Economics. She then moved out to California, where she earned her MBA from Pepperdine University and began her business career with a Fortune 500 company in Los Angeles. Ellen later formed her own company, Brand Merchandising, which became a leading service company in the Western United States.

Ellen has lived all over the country, but has lived in Madison, MS with her husband, Tom, and their two daughters for 23 years. Mississippi is also where she discovered her passion for the real estate business and the local outdoor lifestyle. Together, Ellen and Tom opened Tom Smith Land & Homes to be the area's premier real estate brokerage. She manages the residential side of the business with a focus on homes and commercial properties throughout the region. Ellen has been selling real estate for 23 years to satisfied clients, periodically flipping houses, and has sold properties all over the State.

Naturally, Ellen brings her strong business savvy and detail-oriented approach to real estate. She loves helping clients make the most of their opportunities in this market. With Ellen as your real estate guide, you get the knowledge you need, the protection you deserve.

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