

**1509 Dr. Beatrous Road**  
Theriot, LA 70397



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**MLS# 2024016127**



**\$380,800**

**3 Bedrooms | 2 Bathrooms | 2,083 Sqft**

This delightful home is nestled on 1.7 acres of serene bayou-side property, adorned with 9 mature pecan trees. The house features 3 bedrooms and 2 baths, with oak wood and Old Chicago brick floors adding warmth and character. Recent upgrades include a new roof (2022), HVAC system (2023), and sewer treatment plant (2024). The home is elevated 11 feet by Orleans Shoring, using a grant, and includes a human-grade elevator for convenience. The expansive eat-in kitchen boasts granite countertops, maple cabinets, and a new dishwasher, with a soft palette of colors throughout the home creating a calm atmosphere. Additional highlights include a detached double garage with motorized doors, a 50-gallon water heater, a large porch with triple-treated stairs and stainless steel screws, ambiance LED lighting underneath the home, and ample storage space. Home is being sold As Is. Buyer to verify flood zone and all measurements to be verified.



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For full listing details, please scan:

