

**40098 Champion Tif**  
Gonzales, LA 70737

 **LOGO** COMING  
SOON

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**MLS# 2024017247**



**\$345,000**

**3 Bedrooms | 2 Bathrooms | 1,988 Sqft**

Come Live the Point! This is a very well maintained and updated home with lovely custom upgrades. The roomy kitchen boasts granite countertops and stainless appliances. The living area is spacious with a great backyard view. Each bedroom has a gorgeous view of the 16th island green. The additional bedrooms upstairs have French doors that lead out onto the balcony for a lovely view of the sunrise or sunset. Both rooms have great closet space and connect via the jack and jill bath. There is a half bath near the kitchen perfect for when you are entertaining. Pelican Point has a multitude of amenities to offer residents, with easy access to I10 and Main Street at Pelican Point providing the convenience of boutique shopping, Ralph's supermarket, office space, dry cleaners, banking services, fitness center, salons, and restaurants.



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