

40176 Belle Trace Ave
Gonzales, LA 70737



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MLS# 2024022130



\$458,990

5 Bedrooms | 3 Bathrooms | 2,793 Sqft

ESTIMATED COMPLETION 04/07/2025 Find your perfect home at Belle Maison in Gonzales on William Ficklin Rd. This community offers 54 homesites with ponds, green spaces, and modern farmhouse-style homes starting at 1,718 sq ft. Enjoy peaceful living close to shopping and essentials. Homes feature luxury finishes: vinyl-plank floors, tile bathrooms, crown molding, custom cabinetry, oversized islands, gas cooktops, and 3cm granite countertops. Included smart devices: Wi-Fi SmartHome hub, security system, exterior camera, Wi-Fi garage door, smoke/heat detector, thermostat, and three months of alarm monitoring. The Marseille plan is a 5bed/3bath with added flex space, a two-story home offering open and spacious living areas with 11' high ceilings. The living room is open to the dining area with a wall of windows to the backyard. Adjacent kitchen with keeping area features chef's island, WiFi smart appliances, gas cooktop, separate wall oven, and walk-in pantry. The separate Master bedroom has an ensuite bathroom with dual vanities, a walk-in shower, garden tub, WC, and walk-in closet. Stone granite counters in kitchen and all baths. LVT floors and oversized ceramic throughout the home with carpet in the bedrooms. Upstairs bedrooms 4 & 5 with adjacent full bath. Upstairs den measures 17'x11'. The home has a full-size utility room and a



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