

**43419 Collyns Cove**  
Prairieville, LA 70769



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**MLS# 2025000603**



**\$840,000**

**4 Bedrooms | 3 Bathrooms | 2,850 Sqft**

Single-story 4 bedroom/3 bath with additional office/flex room in Prairieville, located on a spacious 2.12-acre lot. The property offers a mix of modern luxury and functional living. Open concept with natural light, wood accents and triple split floor plan. 10 and 11 ceilings throughout. Formal dining, breakfast room and butler's pantry. The living room features a wall of windows and gas fireplace. The kitchen is a focal point with custom cabinets, quartz countertops, high-end appliances, walk-in pantry and a multipurpose island. The primary bedroom overlooks the back acreage and boasts an en-suite bath with a luxurious free-standing tub, custom shower, large walk-in closet and separate vanity areas. The laundry room features utility sink, broom closet and adequate cabinet space. The drop zone is conveniently located just inside the side entryway and garage. A concrete pad is ready for a shop or additional parking. A California-style 2-car garage plus an additional bay for parking or storage. Rear porch with an outdoor kitchen area, overlooking a private yard with mature trees. Situated in the Hidden Lakes Subdivision, offering large lots (1-3 acres), ponds, sidewalks and shared community spaces. Conveniently close to top rated schools, shopping, restaurants, and medical facilities. The property perfectly balances peaceful country living with



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