

**2501 Brady Rd**  
Theriot, LA 70397



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**MLS# 2025002195**



**\$595,000**

**6 Bedrooms | 6 Bathrooms | 2,728 Sqft**

Welcome to your dream waterfront retreat! This stunning 6-bedroom, 6-bathroom custom-built home is just 3 years old and sits on a little over an acre lot and offers everything an avid fisherman or outdoor enthusiast could desire. Located in Theriot's most sought-after fishing destination, you'll be just seconds from Falgout Marina, Lake De Cade, and Lake Mechant a paradise for anglers and boaters alike. Designed for luxury and functionality, each bedroom boasts its own private full bathroom, ensuring ultimate comfort for family and guests. The open floor plan provides breathtaking water views, while electric roll-down shades in the living room allow you to set the perfect ambiance with ease. Key Features: \* Whole-home generator for uninterrupted power \* Two tankless water heaters for endless hot water \* Security cameras for peace of mind \* 20' x 20' dock on the water for easy access to the bayou \* Elevator for added convenience \* Bulkheaded lot for long-lasting shoreline protection \* 18' x 10' storage space for all your gear \* 30' x 20' detached workshop ideal for hobbies or storage \* Gutters draining directly to the bayou for efficient water management \* Huge, covered patio with fish cleaning station perfect for prepping your fresh catch. This exceptional waterfront home is a rare find! Whether you're looking for a primary residence,



**Shantal Louviere**

Phone: (985) 257-8090

**KELLER WILLIAMS REALTY BAYOU P**

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