

**37184 Sills Dr**  
Prairieville, LA 70769



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**MLS# 2025002486**



**\$289,900**

**3 Bedrooms | 2 Bathrooms | 1,978 Sqft**

WELCOME....inside this well-maintained 12-year-old, energy-efficient home that offers 3 BRs + office area and is packed with high-end features and upgrades! The open-concept kitchen boasts a large island, full-slab granite countertops, stunning birch cabinets, and stainless steel gas appliances, including a gas stove and patio gas drop for outdoor cooking. The living room features rich Merbau wood flooring and recessed lighting, creating a warm and inviting space. Both bathrooms showcase granite countertops, while the master suite includes a separate shower, garden tub, and dual vanities for ultimate relaxation. Ceramic tile flooring enhances all wet areas for durability and style. Designed for energy efficiency, this home includes a tankless hot water heater, radiant barrier decking in the attic, Low E-3 double-insulated windows, BIBB wall insulation, and loose-fill fiberglass attic insulation, keeping utility costs low. Step outside to enjoy the hot tub on your private deck, perfect for cozy evenings. Located in a neighborhood with sidewalks and wrought iron mailboxes, this home offers both comfort and convenience. Call now for your private showing today!



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