

1761 Acadian Dr
Houma, LA 70363

 **LOGO** COMING
SOON

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MLS# 2025004166



\$275,000

3 Bedrooms | 2 Bathrooms | 1,902 Sqft

The dining room table, kitchen fridge, large shed and small shed all included in the sale. The old truck, washer and dryer and shed in the front of property will be moved before the closing. Pool is 18x36 Storm shutters were installed in 2010 18K Generator is 25 years old Tankless gas water heater installed in 2013 New breaker boxes installed in 2016 HVAC system is 2.5 years old (outside) and eight years old (inside) HVAC systems have a \$2,000 preventative bacteria system installed All duct work clean and sanitized in 2023 by Stanley Steamer Company Flood policy will be renewed in April...premium is 2600 and transferrable Parish taxes in 2024 were 899 and city taxes in 2024 were 313 Kitchen completely remodeled nine years ago Dishwasher is less than two years old Large shed in back is 33 x 24 with electricity (rated for 250 mph winds and 12 feet high ceiling, features 22-gauge metal construction) The \$2,000 grader for driveway will be part of sale



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