

**13876 Calle Sevario Dr**  
Prairieville, LA 70769



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**MLS# 2025005186**



**\$3,500**

**4 Bedrooms | 4 Bathrooms | 4,140 Sqft**

Nestled in the private, gated community of Canary Island, this stunning multilevel home offers the perfect blend of privacy, waterfront access, and convenience. Situated on a spacious lot, this 4 bed, 4 and half bath, residence boasts an oversized three-car garage, a large climate controlled enclosed flex space with a full bath on the bottom floor, and an elevator shaft currently equipped with a utility lift. The thoughtfully designed layout includes two master suites, a living room, and a kitchen/dining area on the second floor, while the third floor features two guest bedrooms and a massive recreation room. The beautiful kitchen features staggered raised panel wood cabinetry, an eat-at island bar, 3 cm granite countertops with an undermount sink, glass cooktop, double wall oven, microwave, porcelain tile floors, and a spacious walk-in pantry. The living room has a wall of windows overlooking the river and ceiling speakers. Both master suites showcase beautiful wood floors, walk-in closets with built-in shelving and drawers, and en-suite baths equipped with double vanity cabinets, granite countertops, picture frame mirrors, soaker tubs, and custom tile showers with rimless glass. Each suite also has its own French door access to the back balcony. Additional features include ceiling speakers throughout the home and porches, quality wood windows,



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