

**320 Marmandie Avenue**  
Thibodaux, LA 70301



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**MLS# 2025005853**



**\$368,736**

**3 Bedrooms | 2 Bathrooms | 2,019 Sqft**

Columbus A floorplan by Level Homes underway in St. John Place! This one story, spacious and open plan features 3 bedrooms, 2 full baths plus an office with just over 2000 sq ft! Enter this home from the charming front porch into the foyer which leads you to the office and then the open living and dining room. The living room features a vent-less gas fireplace with a White G granite surround and the option to add optional built in wall units. The kitchen is set off of the dining area and features custom painted cabinets with 5" hardware pulls, large center island with sink and two overhanging pendant lights, 3 cm White G granite countertops, white subway tile backsplash, stainless appliance package including 30" gas cooktop and single wall oven and a walk-in corner pantry. The master suite is located off the rear of the home and features a spa like bath with a separate tub and custom job built tiled shower with a seamless shower door, framed mirrors, dual sinks with granite countertops and a huge walk-in closet! Bedrooms 2 and 3 are on the opposite side of the home and share a hall bath. There is a mudroom located off the garage entry with space for an "optional" built-in mud bench or desk. Patio will be plumbed for gas grill! The yard will be professionally landscaped and fully sodded. Estimated completion date of August 2025, buyers can



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For full listing details, please scan:

