

**122 E 49th Street**  
Cut Off, LA 70345



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**MLS# 2025006129**



**\$385,000**

**3 Bedrooms | 3 Bathrooms | 3,200 Sqft**

HELLO Comfortable Living!! This Jewel offers Unparalleled Convenience While Maintaining an Unmatched Opportunity for Entertaining. Some of it's Many Amenities Include: 3 Spacious Bedrooms (the primary Bedroom is the Star of the Show, Highlighted by a Luxury ensuite Bathroom with Jetted Tub, Separate Shower and Expansive Dual Closet Space). The 3200 sq feet Living Area also offers a Fabulous Game Room (Pool Table & Bar included) Formal Dining Room, Wood burning Fireplace in the Living Room, and an Office/Craft Room area. Some exterior features include: A Sturdy Metal Roof (withstood IDA with No Storm Damage- 3000 screws were installed after IDA for extra piece of mind), Aluminum Hurricane Shutters for All Windows and Openings, Solar Panels (significantly reduces the electricity bill- runs \$150-\$200/monthly), 27 KW Generac Water Cooled Generator, Bug Misting System (only \$35/month), 6 Camera Video Surveillance, Fish Cleaning station with H/C Water & 3 compartment Sink, and the Massive Covered Patio Area offers Custom LED Lighting System, 2 Burner Natural Gas Stove and BBQ Pit- THIS is Where Your Family Will Gather for Great Outdoor Living. The Bonus is the Wolfard installed RV/Boat Covering measuring 36' x 40' - Built Strong with Corrugated Steel & Beams/withstood all the Storms as



**Lisa Plaisance**

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Bayou Classic Realty, LLC

For full listing details, please scan:

