

306 Royal Oak Blvd
Thibodaux, LA 70301



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MLS# 2025007729



\$420,000

4 Bedrooms | 3 Bathrooms | 2,622 Sqft

Welcome to your dream home located in the vibrant, up-and-coming community of The Settlement at Live Oak! Perfectly positioned on a tranquil waterfront lot, this beautifully maintained 4-bedroom, 3-bathroom residence offers the perfect blend of entertainment and serenity. Facing north and south, the home features an open and thoughtfully split floor plan that maximizes space and natural light. The kitchen serves as the heart of the home, with a large center island, custom cabinets, and granite countertops, creating a spacious and welcoming atmosphere for gatherings. A separate dining area and a cozy breakfast nook provide flexible options for both formal and casual dining. The living area is anchored by a gas fireplace with a decorative mantle, adding warmth and character. The large primary suite offers a luxurious retreat, complete with a separate shower and tub, along with a custom walk-in closet designed for convenience and organization. Throughout the bathrooms, custom-framed mirrors add a stylish, tailored touch. Practical features abound, including a boot bench and drop zone near the entrance, perfect for daily organization. Outside, a covered patio overlooks the peaceful waterfront, ideal for relaxing or entertaining guests. The property also boasts a large parking pad accessible through double gates and a



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