

15105 Hwy 77
Rosedale, LA 70772



Powered by homes.theadvocate.com

MLS# 2025008930



\$474,500

4 Bedrooms | 3 Bathrooms | 2,968 Sqft

LISTED BELOW APPRAISED VALUE!!!! Stunning Custom Home on Over an Acre overlooking scenic views of Bayou Grosse Tete. Expansive lot provides space for a pool, workshop, or outdoor living area with quick-draining stormwater management thanks to the laser-graded yard which does NOT require flood insurance. This property offers a rare combination of thoughtful design, modern efficiency & elegant finishes. Hardwood floors throughout main living areas. Kitchen has granite countertops, natural stone backsplash, island & TONS of custom cabinetry & storage throughout home. Energy efficiency is top-notch with Low-E insulated windows, whole-home foam insulation, radiant barrier roof deck, & tankless gas water heaters ensuring low utility bills year-round. Major upgrades include new roof (2021), new A/C units (2021 2023), whole-home dehumidifier (2023), & brand new stucco giving home durability & curb appeal. Home is pre-wired & plumbed for a whole-home natural gas generator, with the transfer switch already installed, plus in-wall conduit for future A/V or data wiring. Walk-in attic features a full-size door & space above garage is already framed & ready for future finishing ideal for a bonus room, home office, or guest suite.



Natasha Amaya Engle
Phone: (225) 202-1170

Keller Williams Realty Red Stick Partners

For full listing details, please scan:

