

**36443 C Braud Rd**  
Prairieville, LA 70769



Powered by [homes.theadvocate.com](https://homes.theadvocate.com)

**MLS# 2025005493**



**\$789,900**

**5 Bedrooms | 3 Bathrooms | 3,076 Sqft**

Stunning custom Southern home with a 2,500 sq ft workshop on 1.15 acres in the heart of Dutchtown! This well-maintained property sits on an industrial post-tension slab and offers space, charm, and flexibility perfect for families or home-based businesses. Enjoy peaceful rural living with top-rated Dutchtown schools, shopping, and I-10 minutes away and best of all, NO HOA. The home features a new roof, wood floors, updated windows, new front door, and fresh neutral paint. A classic Southern front porch with stately columns and mature landscaping creates great curb appeal. Inside, the 2-story foyer is flanked by a formal dining room and a private office with full bath and closet easily a 5th bedroom. The spacious great room has cathedral ceilings, a wood-burning fireplace, and a wall of windows overlooking the backyard. The kitchen opens to a vaulted-ceiling breakfast area and includes granite counters, stainless appliances, and a unique 1918 antique cast iron sink. The downstairs primary suite offers a large ensuite bath and walk-in closets. Upstairs are 3 guest bedrooms (or use one as a large den) with all-new carpet. Outdoor living includes a new covered pavilion with 8-ft ceiling fan, brick courtyard, 4-tier fountain, covered back porch with ceiling fans, and a 20x25 storage/pump shed. The 50x50 workshop has two 14x14 roll-up doors, 20-ft



**Tracy Himel**  
Phone: (225) 954-0611  
Scot Himel

For full listing details, please scan:

