

**120 River View Dr**  
Patterson, LA 70392

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**MLS# 2025010968**



**\$199,995**

**3 Bedrooms | 1 Bathroom | 1,530 Sqft**

Imagine summer afternoons spent splashing in your own private inground pool, the scent of blooming flowers from the landscaped yard filling the air, and evenings relaxing on the large back patio with friends and family. This isn't just a house; it's a place where life happens, and beautiful memories are waiting to be made. This charming home offers three bedrooms and one bath, providing comfortable living space for everyone. And speaking of comfortable, the unique addition of a fold-down bed in one bedroom offers incredible flexibility perfect for guests, a home office, or a cozy reading nook! We know how important peace of mind is, which is why you'll appreciate the all-new piping under the home a significant upgrade you won't have to worry about. Plus, with a whole-house generator, you can rest easy knowing you'll stay comfortable and connected, no matter what. Outdoor living is a dream here. The front patio pergola offers a shady spot to enjoy your morning coffee, and the greenhouse is a gardener's paradise, ready for you to nurture your green thumb. And to get you started with those summer barbecues, we're even leaving the gas grill! You'll also have plenty of space for projects and storage with the detached garage and convenient carport. This home isn't just about the features; it's about the feeling. It's a warm, inviting space that's been lovingly



**Heather Boudreaux**  
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**CENTURY 21 ACTION REALTY, INC. -  
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