

13206 Oakbourne Ave
Geismar, LA 70734



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MLS# 202501104



\$519,900

4 Bedrooms | 3 Bathrooms | 2,177 Sqft

What if I told you this beautiful custom build home has an ASSUMABLE 2.625% interest rate?! Welcome to this beautifully crafted custom home in the highly sought-after Oakbourne Subdivision. Offering 4 spacious bedrooms and 3 full bathrooms, this home boasts a bright, open-concept floor plan designed for both comfort and entertaining. Step through the foyer and immediately be drawn to the wall of windows that flood the living space with natural light and offer a view of the expansive back patio. The living room features gorgeous built-in cabinetry and a cozy gas-burning fireplace, perfect for relaxing evenings at home. The kitchen is a dream, complete with granite countertops, stainless steel appliances, a gas cooktop, wall oven, microwave, and a large center island with abundant storage. An oversized walk-in pantry includes electrical outlets perfect for housing and using small appliances. Just off the kitchen, you'll find a massive laundry room featuring granite countertops for folding, a built-in sink, and a dedicated closet for cleaning supplies. Down the hall, a convenient mud area offers the perfect drop zone before entering the spacious two-car garage, which includes a huge separate storage room ideal for tools, holiday decor, or outdoor gear. Each bedroom is generously sized, offering ample closet space with built-ins. The



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