

**13195 Perch St**  
Maurepas, LA 70449



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**MLS# 2025011450**



**\$599,000**

**2 Bedrooms | 3 Bathrooms | 1,359 Sqft**

**NEW PRICE AND MOTIVATED SELLERS!** One-of-a-Kind Waterfront Sanctuary on Five Expansive Lots. Nestled along the tranquil Chinquapin Canal, this rare 5-lot waterfront estate offers a stunning blend of natural beauty, rich Louisiana history, and endless potential. At the heart of the property is a beautifully crafted 2-bedroom, 3-bath Sinker Cypress Home a true masterpiece bathed in natural light. With a large picture window offering serene water views, a spacious wraparound porch, and a covered entertainment area, it's the perfect setting for crawfish boils, sunset parties, or quiet evenings under the stars. This unique property also includes a 3,300 sq. ft. historic warehouse and loft once a thriving sinker cypress sawmill. The 2,300 sq. ft. warehouse features soaring ceilings and wide-open space, while the attached 1,000 sq. ft. two-story loft adds even more flexibility. Use it for boat or RV storage, a workshop, artist studio, guest quarters, or even convert it for rental income. Boating enthusiasts will love the private boat launch, complete with a covered boat slip and lift, offering direct access to the Amite River, Blind River, Diversion Canal, Lake Maurepas, and beyond. All this, just minutes from local restaurants, grocery stores, fitness centers giving you the perfect mix of convenience, privacy, and waterfront living. Whether you're looking for



**Claudia Appel**

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