

158 Trout Ct
Dulac, LA 70353

 **LOGO** COMING
SOON

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MLS# 2025011546



\$519,900

3 Bedrooms | 2 Bathrooms | 1,977 Sqft

Welcome to your dream getaway in the exclusive Southern Comfort Waterfront Community-a luxury enclave tucked along the navigational canal, just moments from Cocodrie and some of the best fishing in the region. Here, life slows down and sunsets stretch endlessly across the water, painting the sky in brilliant hues that are truly unforgettable. This beautiful camp is safely located inside the area's protection levee and flood gates, offering peace of mind and year-round security-an exceptional feature for any waterfront property in South Louisiana. Built in 2008, this thoughtfully designed camp blends comfort, craftsmanship, and coastal elegance. Inside, you'll find an open-concept living area with vaulted and beamed ceilings, custom cabinetry, and granite countertops throughout. The fully updated kitchen includes a brand new stainless steel gas stove, dishwasher, and microwave hood - plus a spacious island with breakfast bar that seats eight, making it perfect for entertaining. With two master bedrooms plus two half baths, there's ample space for family and guests. The upstairs loft area accommodates even more with four queen beds, creating the ideal setup for large gatherings. Every detail is designed with luxury and convenience in mind: Luxury Vinyl Plank flooring, cozy carpeting in bedrooms, and ceramic tile in bathrooms, Two



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