

**18190 Old Reserve**  
Prairieville, LA 70769



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**MLS# 2025011702**



**\$390,000**

**3 Bedrooms | 2 Bathrooms | 2,139 Sqft**

Great Opportunity to own this move-in-ready home in The Shadows at Manchac that includes 32 upgrades installed by the builder. Ask your Realtor to see the list and schedule your showing today. The original owner spared no expense on upgrades, but only stayed in the home occasionally. This pristine home has been well-maintained and feels almost new. Beautiful side-load garage home with new landscaping, redone in 2025, and an AC condenser replaced in 2022. Unique split floor plan with an extra-large, elegant foyer, huge open living area, and primary bedroom and office in the back for a private owner's retreat. Kitchen with huge island, lots of cabinets plus a pantry, warm slate look tile, and rich, distressed real wood plank flooring in dining and living room with ventless gas fireplace and wooden mantel. The large primary bedroom has a nice walk-in closet, and the primary bathroom has a beautifully tiled shower with a frameless glass door, a super clean jacuzzi tub, and two sinks. Ceiling fan in the Living room and all bedrooms. This home has a beautiful mature forest view just past the fully fenced yard, and the walking trail right out the back yard gate will take you to the community playground. The large garage floor has been professionally coated. The soccer practice field is also included in this special community. Great community,



**Gene Herman**

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