

21054 Diversion Canal Rd
Maurepas, LA 70449



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MLS# 2025012327



\$195,000

2 Bedrooms | 2 Bathrooms | 822 Sqft

Beautiful Waterfront Retreat on the Diversion Canal! Tucked away in the serene Three Rivers Island Golf Cart Community, this fully furnished 2 bed, 2 bath cottage sits on over half an acre spanning three lots with 63 feet of water frontage and bulkheaded for peace of mind. Enjoy the open floor plan with two upper sleeping lofts for extra guests. The living room boasts a cozy electric fireplace and beautiful water views framed by a large window. The primary bedroom features an en-suite bathroom transformed from what was once a walk-in closet adding both charm and functionality. Recent updates and improvements include: reinforced screen porch support and foundation, brand-new side docks, modified staircases to access both lofts, freshly painted screen porch ceiling with added wall trim, repaired GFIs and electrical boxes (including dock GFCI), new waterproof vinyl flooring in the living room and hallway, and a repaired sewer connection. Take in the views from the enclosed screened-in upper porch or entertain down below on the covered deck with a large storage room for all your lawn gear and boating essentials. Includes a covered boat lift with a new capacitor, recent lift repairs, & protective motor covers. Home can only be accessed by golf cart or boat and has a community pool perfect for those hot summer days. HOA is



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