

**12423 Pecan Island Rd**  
Jarreau, LA 70749



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SOON

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**MLS# 2025013493**



**\$290,000**

**2 Bedrooms | 1 Bathroom | 1,515 Sqft**

High & dry WATERFRONT cottage on the Chenal Canal with views of False River. DID NOT FLOOD and flood insurance is not required. This super cute cottage is priced BELOW APPRAISAL TO SELL....and is located at the dead end of a quaint, quiet street. The home was custom built and features high ceilings, slab granite counters, custom cabinetry, stained and scored concrete floors and a marvelous oversized 15' wide back patio to enjoy views of the water. The new boat house in the back yard provides easy access to the canal and to False River. And there is tons of natural light throughout the home with windows all around. Additional features include fireplace in the den, gas stove in kitchen, stainless steel kitchen appliances, and beautiful leaded glass transoms to accent numerous doorways. The home has low maintenance exterior with architectural shingles and hardiplank siding. Whether you desire a full-time residence, a relaxing getaway or an investment property, this precious cottage is a must see! Call today for your personal tour.



**Lori McCallum**

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McCallum & Company Real Estate

For full listing details, please scan:

