

6489 Hwy 56
Chauvin, LA 70344



LOGO COMING
SOON

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MLS# 2025014024



\$690,300

4 Bedrooms | 3 Bathrooms | 2,092 Sqft

Waterfront Living in a Sportsman's Paradise! Imagine enjoying your early morning coffee in the screened-in patio and then the short boat ride out into the gulf (double boat lift right out of your backyard) via the Seabreeze Channel, for a full day of fishing. Then cooking up your catch served with your cocktail of choice that you prepare at your convenient kitchen side wet bar. This property was completely rebuilt approx. 2 years ago to standards to withstand the storms. The windows and doors are all secured with extra metal strapping in the walls and threaded rods were attached in walls from roof ridge decking through to footers (can visually see underneath). Beautiful Open Floor Plan that includes 4 bedrooms and 3 full baths, large closets, and full size laundry room. A cozy fireplace was added for those cool fall and winter evenings. Want a night out for dinner and drinks? Coco Marina is only 7 miles down the road. The public boat launch and kayak launch at Boudreaux Canal is less than a mile. Appliances to remain and all furniture is negotiable. Priced at Current Appraised Value.



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PROPRIETE' SHOPPE, LLC

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