

**169 Triple Ridge Blvd**  
Cut Off, LA 70345



**LOGO** COMING  
SOON

Powered by [homes.theadvocate.com](https://homes.theadvocate.com)

**MLS# 2025014278**



**\$352,499**

**3 Bedrooms | 2 Bathrooms | 1,620 Sqft**

This lovely 3-bedroom 2 bath brick home is situated on a spacious corner lot in a quiet subdivision in Cut Off, off of Hwy 3235. You can feel the warmth of this ELEGANT HOME as you walk into this kitchen, dining, living room open floor plan with an inviting BRICK FIREPLACE (electric) to help keep you warm on those chilly winter nights. This home also features granite counter tops and ceramic flooring throughout. The primary bedroom has a bath suite with a jacuzzi tub, separate walk-in shower, dual lavatories and his/her closets. There is DAZZLING Chandelier lighting in almost every room in the house. The workable Hurricane Shutters and 22KW whole house natural gas generator also adds appeal to this home. The exterior has a spacious covered patio with an outdoor gas lit firepit. There is a natural gas hook-up for a barbeque pit and an extra natural gas generator hook-up. The entire back yard is completely fenced (wooden fence) for privacy. Sellers are offering transferrable flood insurance and a transferrable termite contract. All measurements are to be verified by buyer/appraisal.



**Melissa Killian**

Phone: (985) 665-7491

**KELLER WILLIAMS REALTY BAYOU P**

For full listing details, please scan:

