

3365 Bayou Dularge Rd
Theriot, LA 70397



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MLS# 2025014331



\$459,000

4 Bedrooms | 3 Bathrooms | 2,296 Sqft

THIS BEAUTIFUL CUSTOM BUILT CAMP OFFERS 4 BEDROOMS AND THREE BATHROOMS METICULOUSLY DESIGNED TO WITHSTAND A CATEGORY 5 HURRICANE. THE LIVING, KITCHEN AND DINING AREAS BOAST SOLID CYPRESS WALLS AND SOLID BEAM CEILINGS, ENHANCING THE RUSTIC CHARM. THE KITCHEN IS EQUIPPED WITH ALL STAINLESS STEEL APPLIANCES, INCLUDING A REFRIGERATOR REPLACED IN 2019 AND FEATURES ELEGANT GRANITE COUNTERTOPS. ALL BEDROOMS ARE GENEROUSLY SIZED COMFORTABLY ACCOMMODATING UP TO 18 GUESTS. THE FLOORING THROUGHOUT THE CAMP IS SOLID PINE WOOD, WITH THE EXCEPTION OF THE BATHROOMS WHICH FEATURE CERAMIC TILE. A GORGEOUS SCREENED IN PORCH WITH ATTACHED STORAGE OFFER A TRANQUIL SPACE TO ENJOY THE SCENIC VIEWS. THE CAMP INCLUDES A RECENTLY REPLACED 2 TON A/C UNIT, WHILE THE ORIGINAL 1 TON A/C UNIT HAS BEEN REGULARLY SERVICED. ACROSS THE STREET, TWO COVERED BOAT LIFTS PROVIDE CONVENIENT ACCESS TO WATER ACTIVITIES. ALL FURNISHINGS AND APPLIANCES ARE INCLUDED, EXCEPT FOR PERSONAL ITEMS, MAKING THIS CAMP MOVE IN READY. PROSPECTIVE BUYERS SHOULD VERIFY ALL MEASUREMENTS WITH A



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