

**1306 S Brad Alan Ave**  
Gonzales, LA 70737



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**MLS# 2025014578**



**\$285,000**

**3 Bedrooms | 2 Bathrooms | 1,645 Sqft**

Welcome to this beautifully maintained one-owner home in the heart of Gonzales. This 3 bedroom, 2 bath residence offers a thoughtful layout and charming upgrades throughout. The kitchen includes a breakfast bar, ample cabinetry, and a dedicated dining area. A cozy sitting/keeping room just off the kitchen and dining offers peaceful backyard views and extra living space. The spacious living room sits right in the center of the home, featuring vaulted ceilings and a cozy gas log fireplace. It connects easily to the hallway leading to the bedrooms on one side and opens to the keeping room and kitchen on the other, making the layout feel both open and functional. The master suite features a tray ceiling, private en suite bath with vaulted ceiling, and generous closet space. Additional bedrooms are well-sized, with one front guest room featuring its own vaulted ceiling. Step outside to enjoy the extended covered back porch with a double-paneled metal roof for heat reduction, plus an additional concrete slab for extra seating or grilling. A 6 white vinyl privacy fence lines one side, and a gated entry to the front side yard enhances accessibility. Outdoor enhancements include a 12 x12 wired storage shed with built-ins, double doors, and a 4 x12 covered porch. A 12kV Briggs & Stratton generator (professionally serviced annually) offers added peace of



**Kyle Evans**

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