

**4744 Trial Dr**  
Addis, LA 70710

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**MLS# 2025015196**



**\$410,000**

**4 Bedrooms | 3 Bathrooms | 2,610 Sqft**

Located in the sought-after Sugar Mill Plantation neighborhood, this triple split floor plan home offers a stress-free lifestyle from the moment you move in. The roof was fully replaced in 2024, and the property is equipped with a whole-house generator, ensuring uninterrupted comfort. Inside, you'll find DSLD Homes Renoir III A design with 4 bedrooms and 3 full bathrooms, an open and split layout, and beautiful upgrades including wood flooring in the living area, halls, and master bedroom, all countertops upgraded to 3cm granite, and a refined fireplace profile. Freshly painted walls throughout create a crisp, move-in-ready feel. The primary en suite features dual sinks, a soaking tub, a separate shower, and a large walk-in closet for generous storage. All doors and pathways are wheelchair accessible, adding to the home's versatility and comfort. The kitchen offers stainless appliances (including refrigerator), custom cabinets with hardware, undermount sinks, and both a dedicated breakfast and dining room. Practical touches like a mudroom with boot bench, washer and dryer, tankless gas water heater, and Low-E tilt-in windows make daily life easy. Outside, enjoy a professionally screened-in patio, full privacy vinyl fencing, and a storage building for all your extras. Thoughtful design, modern comforts, and move-in readiness this home takes



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For full listing details, please scan:

