

**40117 Champion Tif**  
Gonzales, LA 70737



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**MLS# 2025015677**



**\$289,900**

**3 Bedrooms | 2 Bathrooms | 1,749 Sqft**

Welcome to this beautifully maintained 3-bedroom, 2-bath home offering peaceful views of a lake/pond and tranquil surroundings. You'll love the combination of comfort, convenience, and low-maintenance living just minutes from the interstate, local shops, dining, and more! Step inside to find a spacious open floor plan with wood floors flowing through the large living and formal dining areas. The kitchen features an oversized eat-at breakfast bar that comfortably seats up to six and opens seamlessly to the living space perfect for entertaining or everyday living. The split floor plan offers privacy with a generous primary suite that includes an ensuite bath with separate jetted tub and shower, dual walk-in closets, and ample storage. The two additional bedrooms are well-sized and share a full hall bath. Outside, enjoy excellent curb appeal with easy-care landscaping, a private front courtyard, and a rear porch overlooking the peaceful pond an ideal spot for morning coffee or evening relaxation. Additional features include an attached 2-car garage, fresh interior and patio paint, a new roof (2025), new microwave (2025), and new garbage disposal. This home has it all style, comfort, location, and updates. Schedule your private showing today!



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For full listing details, please scan:

