

**347 Royal Oak Boulevard**  
Thibodaux, LA 70301



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**MLS# 2025016487**



**\$300,000**

**3 Bedrooms | 2 Bathrooms | 1,987 Sqft**

This beautifully appointed home features an open, flowing floor plan designed for both everyday living and entertaining. Offering 3 bedrooms, 2 full baths, a walk-in pantry, and a formal dining room, it combines comfort with style. Upgrades include a bronze pull-down kitchen faucet, LED lighting with pendant fixtures, additional recessed lighting, coach lights, upgraded cabinetry, and premium granite selections for the kitchen, bath vanities, and fireplace surround. Standard features elevate the home even further: undermount sinks with cabinet hardware throughout, wood floors in the living room, 16x16 ceramic tile in wet areas, a gas fireplace, custom framed bathroom mirrors, Frigidaire stainless steel appliances (including a gas range), Tuscan bronze plumbing fixtures, a tankless gas water heater, radiant barrier roof decking, a post-tension slab, covered patio, and a fully sodded yard with seasonal landscaping. About the Community: The Settlement at Live Oak captures the essence of Southern living along the banks of Bayou Lafourche, shaded by historic live oaks. Located off Highway 308 in Thibodaux, this premier lifestyle community offers abundant green space, walking trails, a community pool and pavilion, and a vibrant Town Center Plaza with shops, restaurants, and event space surrounded by cottages and townhomes.



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