

10637 Manchac Pass
Baton Rouge, LA 70817



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MLS# 2025016877



\$245,000

Discover the perfect opportunity to build your dream home in this exclusive luxury gated community. Due to the previous owner's misfortune, this prime residential lot is now available and boasts an impressive array of features, including a heated gunite swimming pool with a relaxing hot tub, perfect for unwinding after a long day. The property is enhanced by a well-maintained driveway and a charming sidewalk that adds to the lot's curb appeal. One of the standout advantages is the additional parking space, a rare find, ensuring ample room for guests and family gatherings. The community itself offers a serene and secure environment, making it ideal for families and individuals seeking privacy and tranquility. The subdivision offers its homeowners over 20 acres of common areas which include walking trails, a pond, and a boat launch directly into Bayou Manchac. With its breathtaking surroundings and luxurious amenities, this rare lot presents an exceptional canvas for your future residence. Don't miss the chance to create a personal oasis in this prestigious setting! Please note that the photographs shown were taken prior to the pre-existing home being removed from the lot and are offered to display the potential beauty of the pool and hot tub as well as an overview of the driveway and sidewalk areas that remain intact and are included



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