

**40212 Maddie Dr**  
Prairieville, LA 70769



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**MLS# 2025017299**



**\$329,900**

**3 Bedrooms | 2 Bathrooms | 1,741 Sqft**

The Brookstone community offers a 3 bedroom, 2 full bathroom, open design. This lot backs up to a pond and has a beautiful screened in porch, and an open but covered side of the back porch. Upgrades include luxury wood-look tile flooring, quartz countertops, quartz fireplace profile, and stainless gas appliance! Special Features: private water closet, double vanity, garden tub, separate shower, and walk-in closet in the master suite, walk-in closet in bedroom 2, kitchen island, walk-in pantry, mud room with boot bench, recessed can lighting in the kitchen, crown molding, undermount sinks throughout, custom stained or painted cabinets with hardware throughout, wood flooring in the living room and hall, ceramic tile flooring in all wet areas, decorative fireplace mantle, Honeywell Smart Connect Wi-Fi thermostat, Tuscan bronze plumbing fixtures, custom framed mirrors in all bathrooms, smoke and carbon monoxide detectors, and more! Energy Efficient Features: Rheem tankless gas water heater, low E tilt-in windows, radiant barrier roof decking, and more! Copy this link to your browser for a virtual tour!

<https://tour.giraffe360.com/d55c5932282a41eb859c6de761b18f55>



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