

**36546 Royal Oak Dr**  
Prairieville, LA 70769



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**MLS# 2025017346**



**\$799,900**

**5 Bedrooms | 3 Bathrooms | 3,675 Sqft**

**CUSTOM LUXURY HOME WITH HEATED GUNITE POOL & SPA!** This upscale custom home loaded with extensive enhancements in prestigious Oaks on the Bluff Estates & Top Ranked School District offers gorgeous curb appeal that welcomes you to the inviting foyer which showcases the large, open concept design with adjacent formal dining room adorned with coffered ceilings, cypress wood beam, recessed lighting & enhanced crown molding. The spacious living room features a sleek ventless gas fireplace with quartz surround & stunning custom wood wall design on each side plus adequate enclosed storage areas! The gorgeous gourmet kitchen features Stainless Viking Appliances, oversized gas stove with grille, beautiful quartz countertops, oversized waterfall island with massive counter space and built in microwave, wall oven, dishwasher & beverage fridge! Plus custom elongated cabinetry with glass inserts with an enhanced design, marble tile backsplash & pot filler. The spacious primary bedroom offers tons of natural light and backyard views! Primary bath features custom tiled shower with dual sprayers, seamless door, free standing garden tub & separate dual vanities w/ quartz counter tops! Two large custom closets with organization system already included for handbag & shoe display thoughtfully designed for maximum functionality.



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