

**316 West 57th Street**  
Cut Off, LA 70345

 **LOGO** COMING  
SOON

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**MLS# 2025017702**



**\$175,000**

**3 Bedrooms | 2 Bathrooms | 1,807 Sqft**

This 3 bedroom-2 bath well maintained GEM of a home is a MUST SEE!! Located in a quiet neighborhood just minutes away from Cut Off Elementary School. You can feel the hominess as you walk into this spacious kitchen/dining room open floor plan with elegant ceramic tile flooring. The living room has a built-in entertainment center and an electric brick fireplace. The foyer has real hard wood floors which all help in adding character and charm to this MOVE IN READY home. Outside you will find WORKABLE HURRICANE SHUTTERS on all windows with gutters surrounding the home. Attached covered parking helps make it convenient for multiple vehicles, boats, etc. as well as a 42'x16' covered area that can be used for family gatherings or to park a camper. There is also a storage shed (16x16) with ample room for tools and toys. The roof is 4 years old, and the flood insurance is transferrable. This home is priced to sell, below appraisal value which means equity for the buyer!!! All measurements are to be determined by buyer/appraiser.



**Melissa Killian**

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**KELLER WILLIAMS REALTY BAYOU P**

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