

13200 Babin Estates Dr
Gonzales, LA 70737



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MLS# 2025018253



\$315,000

3 Bedrooms | 2 Bathrooms | 2,139 Sqft

Welcome to this 3-bedroom, 2-bath beauty in Mossy Oaks right in the heart of Ascension Parish! The thoughtful split floorplan includes a flexible office/flex space, giving you options for how you live and work. Even better, the seller is offering ****\$8,000 in closing cost credit**** to help make this home yours. Inside, you'll find newly painted rooms, rich wood floors in the main living areas, granite countertops throughout, and a kitchen built for both style and function with stainless steel appliances, custom beechwood cabinetry, and ample prep space. A cozy gas fireplace, crown molding, and energy-smart features like a tankless water heater, radiant barrier insulation, and double-insulated windows bring everyday comfort and long-term savings. The primary suite is a true retreat with a spacious bedroom and a spa-like bath featuring double vanities, a soaking tub, separate shower, and private water closet. Step outside to enjoy the screened-in porch, additional covered patio, and a large fenced backyard perfect for entertaining or relaxing at the end of the day. With great schools, shopping, and dining just minutes away, this home offers the best of convenience and comfort.



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