

40492 Augustin Ave
Prairieville, LA 70769



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MLS# 2025018376



\$385,000

4 Bedrooms | 3 Bathrooms | 2,063 Sqft

Welcome to 40492 Augustin, a rare find in the 70769 area! This beautiful home combines style, practicality, and modern design in a highly desirable community. From the moment you arrive, you will appreciate the J-swing driveway that offers both convenience and curb appeal. Inside, the thoughtfully designed floor plan features three full bathrooms, with the primary suite offering a truly luxurious retreat that stands out for its elegance and comfort!! The kitchen is well equipped with ample cabinetry and a spacious pantry that provides excellent storage and organization. Outdoors, features a fully fenced yard for privacy, a large yard for pets, play, or gardening, and a covered patio ideal for relaxing or entertaining. The addition of rainwater catchers makes the home even more eco-friendly. Built with a HERO certification, this home is designed to be up to 30% more energy-efficient compared to some competitor builders, saving you money while reducing your environmental impact. The community also offers access to a SPARKLING POOL, giving you resort-style amenities just steps from your door. Zoned closely to 3 highly rated schools, home that delivers livability, efficiency, and long-term value, making it the perfect place to call home!!



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