

31665 Tickfaw Acres Rd
Holden, LA 70744



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MLS# 2025020096



\$325,000

4 Bedrooms | 3 Bathrooms | 2,368 Sqft

Experience peaceful living on the beautiful Tickfaw River, where comfort, charm, and nature blend seamlessly. Situated on 2.9 scenic acres, this well-maintained 4-bedroom, 3-bath home offers direct river access with a private beach-like area, perfect for fishing, relaxing, or creating your own serene riverside retreat. Whether you're seeking a forever home, a weekend getaway, or a camp for hunting and fishing, this property offers the ideal combination of tranquility and recreation. The home is raised 9 feet, alleviating any flooding concerns while providing expansive views and generous storage below. A large raised deck with custom lighting surrounds the home, offering an inviting space for entertaining or enjoying peaceful sunsets over the river. Inside, you'll find an open floor plan with vaulted ceilings, a wood-burning stove, and hardwood floors that create a warm and airy living environment. The sunroom is the perfect spot to unwind and take in the natural scenery year-round. The kitchen provides ample cabinet and counter space and includes a refrigerator and mounted TV, both to remain. All appliances were updated within the past five years, and a tankless water heater ensures modern efficiency. The primary suite features a Jacuzzi tub currently in need of repair, though the tub itself is in good condition and offers great potential for a spa-



Joy Russell

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