

12385 Pecan Island Rd
Jarreau, LA 70736



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MLS# 2025021002



\$345,000

4 Bedrooms | 3 Bathrooms | 3,352 Sqft

Spacious 4-Bedroom Home on Canal with False River Access. Enjoy water views from the wall of windows across the back that overlook the canal. With master bedrooms located both upstairs and downstairs, the layout offers comfort and flexibility for family or guests. Two other bedrooms are on ground floor, one with its own sitting room. The open kitchen and living area is ideal for entertaining, complete with granite countertops, abundant cabinetry, and a convenient pantry. A large porch provides the perfect place to relax and take in the peaceful waterfront setting. The home includes three HVAC units and 4 fireplaces for efficient climate control and a carport with additional parking. The refrigerator, washer, and dryer will remain with the property. A pier offers easy access to the water, and a fenced-in dog yard adds extra convenience for pet owners. This move-in-ready home is perfectly designed for comfortable and enjoyable waterfront living.



Gary Hollier

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