

**303 Poydras St**  
New Roads, LA 70760



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**MLS# 200902591**



**\$599,000**

**3 Bedrooms | 3 Bathrooms | 3,867 Sqft**

Price reduced \$100,000. Seller highly motivated. Escape the hustle of city life and enjoy this totally renovated 1902 home located 2 blocks from False River in the Historic District of New Roads and on the Mardi Gras parade route. This former B&B features six fireplaces, the original pine flooring, operable window shutters, custom silk drapes, 13' ceilings, handmade light fixtures, and a beveled-glass front door with transom and side lights dating from 1800's St. Francisville. The kitchen features granite counters, custom cabinets, and an imported Heartland antique reproduction stove, and a fabulous picture window with wonderful views. The extensive renovation included R34 foam insulation in the attic and exterior walls, new wiring, new HVAC and water heaters, abundant GFCI outlets throughout yard, courtyard, and porches for decorations, extra faucets along the fence line, and copper gutters, flashing and vents. The adjacent 1500 sq ft garage/storage with remote roll-up door accommodates a 45' motor home with room to spare. This incredible home was featured in the December, 2002 City Social Magazine and served as the site for the 2001 Historical Society Jazz Brunch. Beautiful wrought iron fencing with electronic security gating surrounds the 1.15 acre property and includes a quaint guest/storage house, and established, classic south



**JADE SALVADOR**

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