40129 Pelican Roost
Gonzales, LA 70737

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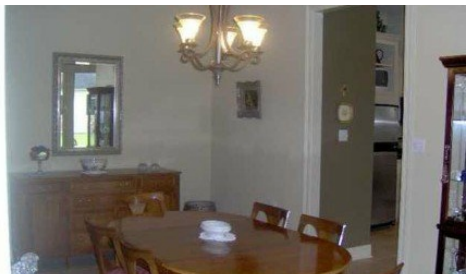

$335,000

3 Bedrooms | **3** Bathrooms | **2,549** Sqft

CUSTOM QUALITY BUILT 5 PLUS STAR ENERGY RATED HOME IN DESIRABLE PELICAN POINT SUBDIVISION. GARDEN PATIO HOME IN PELICAN ROOST SECTION SITUATED ON LAKE AND GOLF COURSE LOT OFFERS QUIET AND PEACEFUL SETTING. ENERGY SAVING FREATURES INCLUDE ROCKWOOL INSULATION, R-30 ATTIC INSULATION, LOW-E DOUBLE PANE VINYL WINDOWS, 14 SEER 5 TON A/C UNIT, REFLECTIVE OSB IN ATTIC TO REFLECT HEAT. POST TENSION SLAB. LOW MAINTENANCE WITH ALMOST 0% EXTERIOR WOOD. TRIBLE SPLIT FLOOR PLAN (3BR/3B), PECAN WOOD FLOORS, GREAT FLOOR PLAN WITH FORMAL DINING AND BREAKFAST ROOMS. LARGE GRANITE TILE ISLAND IN KITCHEN WITH STAINLESS APPLIANCES AND GAS STOVE. SIDE COURTYARD CAN BE ENJOYED FROM THROUGHOUT THE HOME INCLUDING 2 BEDROOMS. LOTS OF CROWN MOLDING, UNIQUE DESIGNS AND TRANSITION OF CERAMIC FLOORS. HUGE CLOSETS WITH EXTRA BUILT-IN SHELVING GALORE. WON'T RUN OUT OF STORAGE SPACE. HEATED AND COOLED SUN ROOM HAS SPACE FOR BUILT-IN'S TV AND OPENS TO OUTSIDE PATIO WITH GREAT VIEWS OF LAKE FOR WATCHING SUNSET. AMENITIES ABOUND! MUST SEE! OLD REPUBLIC HOME WARRANTY WITH $55 TRADE FEE PAID

JADE SALVADOR

RE/MAX Excellent Properties

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