

**19089 Trace Rd**  
French Settlement, LA 70733



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**MLS# 200908675**



**\$145,000**

**3 Bedrooms | 2 Bathrooms | 2,318 Sqft**

A wonderful MFG home on Amite River. Live on water at a very affordable price. This home has everything. Lifetime metal roof, immobilized, 13 x 16 insul. Front porch and back. Kitchen stove has ceramic top stone fireplace, loads of kitchen cabinets with island, 80 ft on water. Home has been raised above flood but not up on stilts. Lattice work around home, landscaped yard. Approv. state sewer system. Plywood floors, ceramic tile and new carpet. Looks like new inside. The master bedroom has a sitting room for TV or office, etc. Built in TV cabinet. Ceiling fans, large open floor plan, some divisions by bannersters, and colums. Look at SQ FT. Sellers have reduced the price for quick sale. Was 176, 000. This is great deal on the water. Scenery in the bend of the river, sunset is gorgeous. Land has not been cleared, but neighbors have, so you may see some of the depths of property. So quiet and serence. Clean neighbors around home.



**JADE SALVADOR**

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