

1351 Doctor Beatrous Rd
Theriot, LA 70397



LOGO COMING
SOON

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MLS# 2025022898



\$199,000

4 Bedrooms | 2 Bathrooms | 2,409 Sqft

Is Country living right for you? Very large waterfront lot is yours for the purchase! This canal leads right to Falgout Canal Marina! This 4 bed 2 bath home has bonuses galore, it has a workshop with electricity and water available, a waterfront firepit, that can really become a place to end a long day, a fabulous screened in back porch where all of the South Louisiana boils can happen. Home has a newer A/C and roof is only 4 years old, Septic system is 2 years old. All this means, the heavy lifting of a remodel has been completed for you! This home is located within walking distance to the Dularge Recreation center where you can access swimming, tennis, a park, and the annual Dularge Fair featuring games, rides, and Cajun food. now let's go inside!! Large open floor plan where kitchen overlooks living space, secondary living space could be used as a hangout for the kids, or a private sanctuary for reading. Fantastic walk in utility room, storage galore throughout home. This home is well built and strong, Under the post Ida roof, you will find batten board, which makes the roof extra sturdy. Appraisal before listing revealed a \$275, 000 value!



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KELLER WILLIAMS REALTY BAYOU P

For full listing details, please scan:

