

**1125-1127 Saux Lane**  
New Orleans, LA 70114



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**MLS# 202600634**



**\$389,000**

**1,978 Sqft**

2025-built duplex. 1, 978 sq. ft. total built area. Lot is 12, 240 sq ft Within short distance of Delgado College - West Bank Campus & Federal City main entrance. Each residential unit is 989 sq. ft. with 3 bedroom 1 full bathroom (bathtub/shower) and 1 3/4 bathroom (shower). Fully equipped (fridge, stove, dishwasher and microwave) modern U-shaped kitchen with 4-seat island and spacious pantry. Central A/C in each unit. 2-hour-rated firewall between units. Washer/dryer in large closet. Large front-of-house garden and huge shaded backyard. Finished closets with inside lights. Ceiling fans in all bedrooms and living area. High-end lighting fixtures throughout both units



**Jonathan Minerick**  
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