

**105 South Central Boulevard**  
Chauvin, LA 70344



**LOGO** COMING  
SOON

Powered by [homes.theadvocate.com](https://homes.theadvocate.com)

**MLS# 202600380**



**\$200,000**

**4 Bedrooms | 2 Bathrooms | 1,732 Sqft**

Discover this beautifully updated 4-bedroom, 2.5-bathroom gem that's ready for you to call home! Elevated for peace of mind, this property offers an abundance of outdoor living and entertainment space. Enjoy relaxing on the covered ground-level patio or sipping your morning coffee on the spacious back deck. With covered parking spots and an additional metal awning, you'll have plenty of room for your boat, camper, or extra vehicles. Energy Efficiency at Its Best! This home is equipped with owned solar panels, keeping your electric bill down. Plus, the 18KW natural gas generator with automatic transfer switch ensures you're never left in the dark. Move-In Ready Perks: Flood insurance for only around \$917/year! Spacious, open kitchen concept perfect for hosting. Large, cozy living room that invites you to relax and unwind. This home is the ideal combination of style, comfort, and cost-efficiency. Don't miss out schedule your showing today!



**Nicole Fleming**  
Phone: (985) 860-3881  
Fathom Realty LA, LLC

For full listing details, please scan:

