

11177 Toria Ln
St Amant, LA 70774



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MLS# 2026001898



OFFERING \$10,000 IN BUYER'S CONCESSIONS
(USE TOWARDS CLOSING COSTS, PREPAID ITEMS OR RATE BUY DOWN)

\$639,900

5 Bedrooms | 2 Bathrooms | 3,238 Sqft

Located in one of Ascension Parish's most desirable neighborhoods, this cul-de-sac waterfront property offers space, versatility, and incredible potential. Situated on a spacious lot overlooking Duckroost and Black Bayou, the setting alone makes this one worth a second look. This home features 5 bedrooms plus a large upstairs bonus room that could easily function as a 6th bedroom, media room, playroom, or flex space. The interior offers wood flooring, abundant natural light, and a cozy fireplace anchoring the main living area. The kitchen includes a breakfast nook, generous pantry, and easy flow into the dining and foyer areas ideal for entertaining. Split floorplan for added privacy. The primary suite includes dual vanities, separate shower, soaking tub, and a large walk-in closet. One downstairs bedroom stands out with cathedral tin ceilings and custom wood walls and floors a unique space perfect for a mancave, trophy room, or themed retreat (virtually staged photos included to show potential). Exterior highlights include a gunite pool and spa with waterfall spillover, multiple covered patio areas, and space for a future outdoor kitchen or shop (plans available). Generator-ready wiring already in place. Seller offering \$10,000 concession with acceptable offer may be applied toward closing costs, prepaid items, rate buy-down, or



Jace Babin

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Magnolia Roots Realty LLC

For full listing details, please scan:

