

**16195 Feliciana Ave**  
Prairieville, LA 70769



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**MLS# 2026001332**



**\$949,000**

**5 Bedrooms | 4 Bathrooms | 4,413 Sqft**

Custom-built home situated on one of the largest & highest lots ON ACREAGE in the highly sought-after Bluff Oaks subdivision! This RARE property offers nearly two acres of beautifully landscaped acreage, making it one of the most impressive & private homesites in the entire parish! Enjoy a resort-style setting with a stunning swimming POOL, expansive green space, & a natural, fully stocked POND featuring a lighted fountain. The side yard is adorned with majestic live oak trees & a charming South Louisiana swing, perfect for relaxing mornings with coffee or peaceful evenings taking in the scenery. The backyard offers exceptional privacy & is truly one of the prettiest lots in Ascension Parish. High & dry, flood insurance not required. The sellers have completed extensive UPGRADES, including a gorgeous, remodeled kitchen & have ADDITIONAL living space, yes the sellers added on living area! The area above the garage offers an impressive bonus suite with a full bath & walk-in closet, ideal as an extra bedroom or guest retreat. The home features neutral colors throughout, abundant natural light, & walk-in closets in every bedroom. The thoughtfully designed floor plan includes a fireplace in the kitchen with a COOL VIBES breakfast and sitting area, a large island, plus a formal dining room perfect for holiday gatherings or even a grand piano. The



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For full listing details, please scan:

