

6236 Bayouside Dr
Chauvin, LA 70344



LOGO COMING
SOON

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MLS# 2025018749



\$849,500

4 Bedrooms | 3 Bathrooms | 3,254 Sqft

Home or Camp - this abode was built to last! 4 bedrooms PLUS office/study and 3.5 baths. First floor includes kitchen with stainless steel and gas appliances with custom cabinets and is open to dining and family room with gas fireplace AND ALL THE NATURAL LIGHTING with 150 mph rated windows (they've been tested). Primary bedroom offers TONS of space and custom bath with separate shower and soaking tub. Laundry, office, half bath and additional bedroom also are housed on the first floor. The second floor houses two additional bedrooms with "jack n jill" bath PLUS over 700 SF of very well insulated and floored attic/storage. Covered carport, boat parking with boat lift and RV parking under home. TWO tankless water heaters. Workshop with mini split unit and ice maker to remain, 22 kw whole house generator, fortified roof installed November 2021, gorgeous balcony overlooking Bayou Petite Caillou. Solar panels for those low electric bills. Home is elevated 19'. Boat shed on water with boat lift and 12'x42' fishing dock for the catch of the day! Additional 50' x 119' agriculture lot across the street for all your gardening needs. Current trees planted around home are lemon, red lime, satsuma, Japanese plum and blood orange. There is so much more to say and see in this home! Pre-approved Buyers only! Call your favorite REALTOR today for a



Jill Falgout

Phone: (985) 209-5845

KELLER WILLIAMS REALTY BAYOU P

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