

**37420 Cypress Trace Ave**  
Geismar, LA 70734



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**MLS# 202600268**



**\$329,900**

**4 Bedrooms | 2 Bathrooms | 2,266 Sqft**

Welcome home to this beautifully designed 4 bed, 2 bath residence offering 2,266 living sq ft with a grand foyer and an open triple-split floor plan that perfectly balances space and privacy. Sun-filled rooms showcase abundant windows and a cozy gas fireplace anchoring the living area. The kitchen is both stylish and functional, featuring granite countertops, ample cabinetry, a breakfast bar, pantry, and refrigerator to remain. Retreat to the spacious primary suite with an en-suite bath boasting dual vanities, a custom walk-in shower, jetted soaking tub, and two walk-in closets. Enjoy real hardwood floors in the living room, ceramic tile in the kitchen and baths, all new bedroom fans, and a guest bath with a brand-new shower/tub combo. The large 2-car garage offers additional storage cabinets that remain. Step outside to a fully fenced backyard with both covered and open patio spaces, perfect for relaxing or entertaining. Also, a spacious 9' double gate provides vehicle access to the backyard. Did NOT flood in 2016! TV and fireplace gas logs will remain. Conveniently located near I-10, this home offers easy access to Baton Rouge, Ascension Parish schools, shopping, dining, and medical facilities all while being tucked into a quiet, established neighborhood. Sellers are willing to contribute \$5,000 to buyer's closing costs with reasonable offer.



**Rae Broussard**

Phone: (985) 438-5555

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For full listing details, please scan:

