

**36528 Royal Oak Dr**  
Prairieville, LA 70769



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**MLS# 2026003870**



**\$700,000**

**4 Bedrooms | 3 Bathrooms | 3,315 Sqft**

Beautiful 4-year-old home in Oaks on the Bluff Estates featuring 4 bedrooms and 3.5 baths with thoughtful design and high-quality finishes throughout. The interior showcases exposed brick accents and wood columns that add warmth and character to the main living spaces along with a stunning modern electric fireplace. A spacious downstairs bonus room offers endless possibilities for a home office, media room, or playroom. The well-appointed laundry room includes a convenient dog washing station that can also be used for cleaning, gardening, or other household needs. Upstairs features generously sized bedrooms and bathrooms along with a second laundry area for added convenience. Step outside to enjoy the private backyard retreat complete with a beautiful in-ground pool perfect for relaxing or entertaining. This home has been meticulously maintained and is located in a highly desirable area, offering both comfort and convenience. Priced at appraised value.



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