

**17068 Avocet Dr**  
Prairieville, LA 70769



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**MLS# 2026003804**



**\$335,000**

**4 Bedrooms | 2 Bathrooms | 1,953 Sqft**

Welcome home to Jamestown Crossing a quiet, family-oriented community with sidewalks, a peaceful pond, a large common area, and the added privacy of just one way in and out. It's the kind of neighborhood where evening walks and front porch sitting just feel right. This beautiful 4-bedroom, 2.5-bath home offers an open, airy layout that makes everyday living easy and entertaining effortless. From the moment you walk in, you'll notice the luxury wood-look tile flooring, crown molding, recessed lighting, and a cozy decorative fireplace with granite detail that anchors the living space. The kitchen truly is the heart of this home, featuring: Granite countertops, Stainless steel gas appliances, Large island perfect for gathering, Walk-in pantry, Undermount sinks and cabinets with hardware throughout. The primary suite is spacious and thoughtfully designed. You'll love the soaking tub, separate shower, double vanity, private water closet, and spacious walk-in closet that conveniently connects straight to the laundry room and mudroom. It also includes custom built-in bookshelf/dresser cabinetry, giving you both charm and extra storage. Thoughtful touches continue throughout the home with a mudroom and boot bench, ceiling fans in the living room and primary suite, Tuscan bronze plumbing fixtures, custom framed mirrors in every bathroom, LED



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