

**18190 Old Reserve**  
Prairieville, LA 70769



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**MLS# 2026003491**



**\$375,000**

**3 Bedrooms | 2 Bathrooms | 2,139 Sqft**

Great opportunity to own this move-in-ready home in The Shadows at Manchac with a highly desirable split floor plan and a dedicated office/study located directly beside the primary bedroom ideal for a private home office, nursery, or flex space to create your own secluded retreat. The thoughtfully designed Giovanni III A plan offers 3 bedrooms, 2 full baths, office and a spacious open living and dining area with rich distressed wood flooring, a gas fireplace with decorative mantle and granite profile, crown molding, and recessed lighting. The kitchen is equipped with 3cm slab granite countertops, a large island, stainless steel appliances, under-mount sink, pantry, and abundant cabinetry, all complemented by warm slate-look tile in wet areas. The primary suite features a large walk-in closet and a spa-like bath with dual vanities, a custom tiled shower with frameless glass door, and a jetted soaking tub. Additional upgrades include a tankless water heater, radiant barrier decking in the attic, Low E-3 double insulated tilt-in windows, and cypress beams on the back patio. The side-load garage has a professionally coated floor, the AC condenser was replaced in 2022, and the landscaping was redone in 2025. The fully fenced backyard offers direct gate access to the community walking trail leading to the playground/soccer fields. Lovingly



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