

5131 Oakwater Alley
Gonzales, LA 70737



LOGO COMING
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MLS# 2026002722



\$449,000

3 Bedrooms | 2 Bathrooms | 1,835 Sqft

Welcome to this beautifully crafted new construction cottage-style home by Aucoin Homes, offering well-designed living space in the sought-after Village at Conway in Gonzales, Ascension Parish. This low-maintenance, lock-and-leave community features a community pool, sidewalk-lined streets, and green spaces, a true neighborhood feel that's perfect for evening walks and relaxed outdoor living. The home is located in Flood Zone X, so flood insurance is not required. Inside, you'll find gorgeous wood flooring throughout the main living areas and bedrooms, abundant natural light, and designer-level finishes that elevate every space. The kitchen is both stylish and functional, showcasing quartz countertops, a gas cooktop, custom hood vent, and refined gold accents carried consistently throughout the home. The thoughtfully designed floor plan includes a covered patio complete with a full outdoor kitchen and brick privacy wall, an ideal setting for entertaining or unwinding in comfort. Additional features include an oversized garage, classic cottage charm, and upscale finishes throughout. Conveniently located approximately 30 minutes from Baton Rouge, 40 minutes from New Orleans, and 30 minutes from Donaldsonville, this home offers easy access to Ascension Parish schools, medical facilities, Cajun Village, Cabela's, Tanger Outlets, and a



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