

16364 Newman Nickens Rd
Prairieville, LA 70769



LOGO COMING
SOON

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MLS# 202600629



\$539,000

4 Bedrooms | 4 Bathrooms | 2,636 Sqft

PRIME PRAIRIEVILLE LOCATION! Tucked away on a quiet dead-end street and situated on 0.62 acres, this custom Acadian-style home offers privacy, space, and convenience. New roof (2022)! This 4BR/4BA home features a triple split floor plan, high ceilings, no carpet, and neutral finishes throughout. The living area showcases crown molding, a brick gas fireplace, and a wall of windows. A dedicated office offers flexible use as a formal dining space. The kitchen includes granite countertops, updated appliances, a gas oven, a 5-burner cooktop, rustic beam detail, and a walk-in pantry. A private mother-in-law suite with a full bath is located off the laundry room with extra storage and folding space. Two secondary bedrooms share a dual-access bathroom with separate vanities. The primary suite offers dual walk-in closets and a spa-like bath with a soaking tub, an oversized custom shower with body jets and a rain shower head, and a private water closet. Smart-home features include outdoor surround sound and a security system with wireless cameras. Enjoy entertaining in the outdoor kitchen with a Blackstone hibachi grill, gas grill, sink, and wine cooler. The 30x40 workshop offers A/C, roll-up doors, space for RV or boat storage, and a full outdoor bathroom, plus a 12x16 storage building. Plumbing and electrical are in place for a future pool. Conveniently



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