

**147 West 40th Street**  
Cut Off, LA 70345



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**MLS# 2026005239**



**\$298,500**

**3 Bedrooms | 2 Bathrooms | 1,712 Sqft**

Located in the desirable Acadia Place subdivision in Cut Off, this well-maintained 3 bedroom, 2-bath home offers comfort, style and waterfront living. The home has an open floorplan, creating a spacious and airy feel, along with beautiful ceramic flooring in the kitchen and living areas and cozy carpet in the bedrooms and closets. The kitchen is equipped with granite countertops and custom-built cabinets, while both bathrooms offer cultured marble finishes. The primary suite includes an ensuite bath with a relaxing soaking tub, a separate walk-in-shower, and unique acrylic block window that bring a natural light while maintaining privacy. The dining area is highlighted by a charming bay window, and custom drapes throughout the home add an elegant touch. Step outside to enjoy the gas lantern that enhances the home's curb appeal, as well as functional storm shutters for added peace of mind. Situated on a spacious lot, this property backs up to a man-made lake with a bulkhead along the water, offering a serene outdoor setting. The home is also wired for a portable generator and includes a transferable flood insurance policy - offering both luxury and peace of mind All measurements are to be determined by buyer or appraiser.



**Melissa Killian**

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**KELLER WILLIAMS REALTY BAYOU P**

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