

13195 Perch St
Maurepas, LA 70449



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MLS# 2026006819



\$439,900

2 Bedrooms | 3 Bathrooms | 1,359 Sqft

Discover a truly one-of-a-kind waterfront retreat situated on three nice lots on the corner of Chene Blanc and along the peaceful Chinquapin Canal. At the center of the estate is a beautifully crafted 2-bedroom, 3-bath Sinker Cypress home, filled with natural light and designed to showcase stunning water views through a large picture window. Enjoy outdoor living at its finest with a spacious wraparound porch on the main floor, and covered entertainment area below that is perfect for family gatherings, crawfish boils, or relaxing evenings by the water. Boating enthusiasts will appreciate the private boat launch, complete with a covered slip and lift on the Chinquapin Canal, and a larger covered boat slip area on the main Chene Blanc canal. This location provides direct access to the Amite River, Blind River, Diversion Canal, and Lake Maurepas. Adding to its charm and versatility is a formerly used as a sinker cypress sawmill. The 1,225 sq. ft. warehouse features soaring ceilings and open space that could be used for a workshop, studio, guest quarters, storage, or potential rental income. The home and shop are being sold on 3 lots outlined in red in one of the pictures and there are two additional lots outlined in green that can also be purchased. Whether you're seeking a peaceful personal retreat, a versatile investment opportunity, or a legacy waterfront property, this



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