

**122 East 49th Street**  
Cut Off, LA 70345



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**MLS# 2026007081**



**\$300,000**

**3 Bedrooms | 3 Bathrooms | 3,200 Sqft**

OPEN HOUSE SUNDAY APRIL 26 FROM 1-3 PM. This 3 bedroom, 3 bath home is fully equipped with a huge galvanized RV port with full RV hookups , and an additional 35 x 40' galvanized covered port ideal for housing a party barge and 2 large boats. Fish cleaning station with hot & cold water & 3 compartment sink. Outdoors is where this property truly shines. Enjoy over 1, 000 sq feet of covered patio space, complete with a barbecue pit connected to natural gas as well as a 2 burner outdoor gas stove. The storage shed has an upstairs loft for extra and easy storage. Aluminum storm shutters on all windows. Solar panels. High efficiency AC unit provides a low electrical bill of approx \$150 a month on average. Inside you will find a standout feature - a massive man cave/party room complete with bar and full bath. Party room leads to the outside cover patio. Excellent for entertaining. Den has a wood burning fireplace. Home and galvanized shed and boat port has held up to a category 5 hurricane ! Inexpensive transferrable flood insurance. Home has not flooded . Also part of the attic has been closed in with easy access per spiral stairs. Perfect for storing decoration etc. IN addition pull down stairs for entrance to attic as well .



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