

**23395 Sholar Dr**  
Denham Springs, LA 70726



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**MLS# 2026005778**

EXAMPLE PHOTO

Actual colors will differ



EXAMPLE PHOTO

Actual colors will differ



EXAMPLE PHOTO

Actual colors will differ



**\$353,625**

**4 Bedrooms | 2 Bathrooms | 2,782 Sqft**

The SANSa IV A in Nickens Lake community offers a 4 bedroom, 2 full and 1 half bathroom, open design with a flex space. Features: separate vanities, garden tub, separate shower, and walk-in closet in the primary suite, double vanity in the second bathroom, a kitchen island, spacious walk-in pantry, boot bench in the utility room, an extra storage space in the garage, covered rear patio, ceiling fans in the living room and primary bedroom are standard, smart connect wi-fi thermostat, smoke and carbon monoxide detectors, post tension slab, landscaping, architectural 30-year shingles, flood lights, and more! Energy Efficient Features: a tankless gas water heater, a kitchen appliance package, low E tilt-in windows, and more!



**Saun Sullivan**  
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