

**1363 Old Spanish Trail**  
Berwick, LA 70342



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**MLS# 2026008995**



**\$425,000**

**4 Bedrooms | 2 Bathrooms | 2,116 Sqft**

Welcome to 1363 Old Spanish Trail in Berwick a beautifully designed Acadian-style home offering the perfect blend of comfort, functionality, and Louisiana charm. Built in 2017 and situated on a spacious one-acre corner lot in the desirable Berwick School District, this property has the space and features today's buyers are searching for. Offering 2,116 square feet of living area, this four-bedroom, two-bath home features an open-concept floor plan with 10-foot ceilings and 8-foot doors throughout, creating an airy and upscale feel from the moment you walk in. The kitchen is truly the heart of the home with granite countertops, custom-built cabinetry, a farm-style sink, walk-in pantry, and plenty of workspace for entertaining or everyday living. The spacious living and dining areas flow seamlessly together, making gatherings easy and inviting. The large primary suite offers a private retreat complete with a generous walk-in closet, double vanity with granite countertops, soaking tub, separate shower, and water closet. A large laundry room adds extra convenience and storage. Step outside and enjoy the screened rear patio overlooking the expansive property the perfect place for morning coffee or relaxing evenings. This home is also equipped with a whole-home generator for peace of mind. Need extra space for hobbies, storage, or recreational



**Paula Stephens**

Phone: (985) 519-3786

Anslum Real Estate, LLC

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