

36448 Lake Bend Ave
Prairieville, LA 70769



LOGO COMING
SOON

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MLS# 2026009023



\$725,000

4 Bedrooms | 3 Bathrooms | 3,474 Sqft

****Showings to begin Thursday, May 21**** Original Parade of Homes beauty in highly sought after Oaks on the Bluff! This spacious home features 4 bedrooms, 3.5 bathrooms, a bonus room + a pool, and over 3,400 living area. The huge kitchen is the heart of the home with space for a large dining table & an attached keeping room with wood accent ceiling. Features include a 6-burner gas range in a stately brick and beam enclosure, wide granite island with seating, custom cypress cabinets, pot filler and a butler's pantry. The second living room offers a wall of windows overlooking the backyard & pool. The gunite pool was installed in 2020 and features an overflow hot tub spa, tanning ledge, two gas fire bowls, and an athletic-style design with a deeper middle area perfect for games like volleyball. The extended paver patio provides plenty of room for entertaining and grilling under the pergola, which also includes TV hookups, while still leaving green space for pets. The living room welcomes you with wood floors, crown molding, & a cozy fireplace with a roll down TV projector. The spacious primary suite features an ensuite bath with double vanities, soaking tub, separate shower, and huge closet connected to the laundry room for convenience. The triple split floor plan gives everyone their own space. Upstairs includes a bonus/media room plus a landing area



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Compass - Perkins

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