

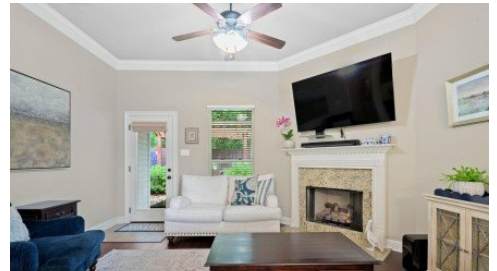
**12494 Chartres Dr**  
Gonzales, LA 70737



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SOON

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**MLS# 2026009386**



**\$325,000**

**3 Bedrooms | 2 Bathrooms | 1,931 Sqft**

Welcome home to a beautifully maintained and energy-efficient sanctuary perfectly situated in the peaceful gated community of Courtyard Square right in the heart of Gonzales. This charming residence features a highly desirable open floor plan complemented by a spacious upstairs flex space, offering the perfect layout for a second den for kids, a reading nook or a dedicated home office. The main living areas showcase warm wood flooring, a cozy gas fireplace, elegant crown molding, and beautiful gas lanterns on the front exterior that welcome you home. In the kitchen, you will find gorgeous 3cm full slab granite countertops, an undermount sink, beautiful birch cabinetry, an island with additional cabinetry and space for bar stools, a wonderful pantry, and stainless steel gas appliances, including a brand-new Frigidaire dishwasher and a newly replaced garbage disposal. As a special bonus to make your transition seamless, the washer and dryer will remain with the property at no additional value. The primary suite serves as a relaxing escape, featuring a jetted tub, a separate shower, and granite countertops. Beyond the interior finishes, this smart home was built with high-performance energy features, including a tankless hot water heater, radiant barrier roof decking, and low-E double insulated windows to keep utility costs low year-round.



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