

36501 Royal Oak Dr
Prairieville, LA 70769



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MLS# 2026009408



\$699,900

4 Bedrooms | 3 Bathrooms | 2,973 Sqft

Tucked into a quiet one-street subdivision off Bluff Rd. near Dutchtown, this beautifully designed home offers the perfect blend of privacy, comfort, and luxury living. From the moment you step inside, you'll appreciate the inviting foyer, formal dining area, and spacious open layout designed for both everyday living and effortless entertaining. Warm wood floors flow throughout the main living areas, while custom built-ins and a stunning gas log fireplace with exposed brick and wood beam accents create a welcoming focal point. The chef's kitchen is truly the heart of the home, featuring custom cabinetry, a large pantry, endless cabinet space, stainless steel appliances, and seamless flow into the breakfast and living areas. The thoughtfully designed floor plan includes 4 bedrooms and 3 bathrooms downstairs, including a private primary suite with a spa-like bath. Upstairs, a versatile bonus room offers endless possibilities for a game room, secondary living space, home office, gym, or media room. Step outside to your own private retreat where oversized windows frame views of the sparkling heated gunite pool, outdoor kitchen, and backyard. Fully fenced with no rear neighbors, this outdoor space is ideal for relaxing evenings, entertaining guests, or enjoying peaceful mornings at home. Additional highlights include a large laundry room with abundant storage,



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