

18656 Magnolia Est
Prairieville, LA 70769



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MLS# 2026010125



\$449,900

3 Bedrooms | 2 Bathrooms | 2,100 Sqft

Privacy, space, and custom craftsmanship rarely come together like this. Set well back from the main road at the end of a quiet dead end street, this custom built 3 bedroom, 2.5 bath home is a true retreat in sought after Prairieville, sitting on nearly an acre with no HOA and room to simply breathe. It's made for anyone craving space to spread out without giving up the conveniences they love. Step inside and the great room stops you in your tracks. Soaring vaulted ceilings rise to a dramatic two story wall of windows that floods the space with light, while a sleek fireplace anchors the room and rich luxury vinyl plank flooring ties it together. It's a space built for lively gatherings and slow Sunday mornings alike. The kitchen is every bit as impressive, pairing style with everyday function: quartz countertops, stainless steel appliances, a gas range, an oversized waterfall island, and custom cabinetry. Just off the kitchen, a clever hidden room with striking green cabinetry is styled as a coffee bar today, ready to become a butler's pantry, scullery, prep kitchen, or extra storage tomorrow. When the day winds down, the primary suite delivers a spa worthy escape with dual vanities, a dedicated makeup vanity, a glass walk in shower, and a freestanding soaking tub. Spacious guest bedrooms, a large laundry room with sink, modern lighting, and a smart



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