

36506 C Braud Rd
Prairieville, LA 70769



LOGO COMING
SOON

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MLS# 2026008572



\$850,000

4 Bedrooms | 3 Bathrooms | 2,217 Sqft

A rare opportunity in the heart of Dutchtown, on Prairieville's desirable C. Braud Rd. This well-located custom built 4 bedroom, 3 bath home comes with a total of 2.4 acres (two tracts), overlooking a peaceful pond. The perfect blend of rural charm and everyday convenience. Quick access to the interstate, top rated Ascension schools, shopping & dining. This home offers a triple split floorplan; a spacious and efficient open concept designed for comfortable everyday activities and hosting! The kitchen features custom cypress cabinetry, granite slab counters, a large island with seating, a convection microwave, wall oven, and separate 5 burner gas cooktop. The living room is filled with natural light from a wall of windows and opens to the rear covered patio, large inground pool, and fenced pastureland. Retreat to the primary suite and enjoy the luxury double-sided fireplace overlooking the large jetted tub in the en-suite bath with dual vanities, two walk-in closets and a separate custom shower. Throughout the home you'll find varied ceiling heights from 12-10 ft, crown molding and durable ceramic tile & vinyl plank flooring. Additionally, there's an attached 2 car garage, storage room with roll-up door, 2 tankless water heaters. No HOA! Flood Zone X (no flood insurance required)! There is also an option to purchase this home with less land for a



Chantell Wright

Phone: (225) 305-7828

Wright Real Estate Professionals, LLC

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