

1705 S Gonzales Trace Ave
Gonzales, LA 70737



LOGO COMING
SOON

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MLS# 2026011591



\$274,900

3 Bedrooms | 2 Bathrooms | 1,613 Sqft

Step out the back door and pause for a moment. The pond stretches just beyond the expanded covered patio, and each evening the western sky carries the day home in colors that turn the porch into the best seat in town. This is the rhythm of 1705 S Gonzales Trace, quiet and generous and unmistakably its own. Inside, nine-foot ceilings open the main living area, where laminate floors flow toward a kitchen made for slow mornings and gathered evenings. Custom Snowbound cabinetry, a Caledonia granite island, a soft glass tile backsplash, and a stainless gas range feel built for the way you live. The primary suite offers its own kind of retreat, with a double vanity, soaking tub, separate tiled shower, and a walk-in closet that makes the everyday effortless. Three bedrooms, two baths, 1,613 well-considered square feet, built in 2016 by Level Homes. The setting only adds to the welcome. Gonzales Middle School sits directly across the street, zoned to Ascension Parish, and the home is positioned in one of the fastest-growing corridors in town. Flood Zone X with reduced risk, no flood insurance required. Two-car attached garage. To welcome the right buyer, the seller is offering a \$5,000 paint allowance, credited at closing with a full-price offer. Come see the sunset for yourself.



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