

8418 Le Marie Ct
Denham Springs, LA 70706

 **LOGO** COMING
SOON

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MLS# 2026012438



\$295,000

3 Bedrooms | 2 Bathrooms | 1,864 Sqft

Rare opportunity to not only assume an FHA loan with a 3.875% interest rate (for qualified buyers) but a **NEW ROOF COMING SOON AND IN FLOOD ZONE X!** This beautifully maintained 3 bedroom, 2 bath home with a bonus room/office offers 1,864 square feet of living space in the gated Le Marie Subdivision in Watson and is located in the highly sought after Live Oak School District. Step inside through the beautiful wood front doors and you'll immediately notice the soaring ceilings, gorgeous hardwood floors, abundant natural light, extensive crown molding, and neutral colors throughout. The spacious living room features a tray ceiling, built-in surround sound, and a cozy ventless fireplace, creating the perfect place to relax or entertain. The kitchen is both beautiful and functional with custom cypress cabinets, granite countertops, stainless steel appliances, a pantry, plenty of cabinet space, and a large breakfast bar overlooking the living area. The laundry room is conveniently located just off the kitchen. A built-in desk nook is perfectly situated between the living room, primary suite, and bonus room, making it ideal for working from home, homework, or staying organized. The spacious primary suite features a double tray ceiling, built-in surround sound, a large walk-in closet, double vanities, an oversized soaking tub with a tv, and a



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