

202 Rue Etienne
Thibodaux, LA 70301

 **LOGO** COMING
SOON

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MLS# 2026012692



\$635,000

3 Bedrooms | 2 Bathrooms | 2,291 Sqft

Luxury living with a premium pond view. Perfectly positioned on one of the neighborhood's most desirable pond lots. This exceptional custom home offers 2291 square feet of luxurious living with breathtaking water views and upgrades at every turn. From the moment you step inside, you'll appreciate the quality craftsmanship featuring 10 and 12 foot ceilings, stunning white oak engineered hardwood flooring, along with elegant ceramic and porcelain tile throughout. The kitchen is truly a chef's dream, complete with custom soft close cabinetry and an extra large custom built functional pantry, gas cooktop, striking leathered granite on the oversized island and gorgeous quartz countertops. The oversized primary suite features an ensuite luxury bathroom featuring a self-cleaning air tub for the ultimate spa -like experience. Step outside to your courtyard featuring elegant porcelain tile and low maintenance artificial turf. Additional premium features include : Air conditioned oversized garage, whole home generator, plantation shutters, mold and mildew prevention UV light installed in attic, high efficiency trane ac unit. Additional bonus: Lot adjacent to property is a corner lot and is listed for sale. The lot is being offered to the prospective buyer of the home as right of first refusal . The lot can not be sold before the home. Imagine owning the



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