

126 West 40th Street
Cut Off, LA 70345



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MLS# 2026015089



\$399,000

3 Bedrooms | 2 Bathrooms | 2,176 Sqft

Step into the charm and character of this sophisticated 3-bedroom, 2.5-bath home in the desirable Acadia Place subdivision, beautifully set against a tranquil pond backdrop. The spacious bonus room and open deck create the perfect space for entertaining, unwinding, or enjoying the peaceful views. Inside, impressive 11' tray ceilings, elegant crown molding, brick flooring, engineered hardwood, and plush carpet add warmth and luxury. The inviting kitchen showcases custom cabinetry, concrete countertops, and a farmhouse sink, while the living room features a natural gas fireplace and French doors leading to a charming courtyard. The private primary suite offers a jetted tub and walk-in shower. Recent upgrades include a new roof, two A/C units, new ductwork, 25KW whole-home generator, Aroma360 scent system, solid 2x6 sheetrock walls, and functional hurricane shutters. Lush landscaping, a transferable flood policy, and an adjacent property available with 1st right of refusal make this special opportunity a no brainer! Ready to call this home? Book a private viewing today!



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