

35261 Beverly Hills Dr
Prairieville, LA 70769

 **LOGO** COMING
SOON

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MLS# 2026015314



\$475,000

4 Bedrooms | 3 Bathrooms | 3,305 Sqft

Wonderful, Well Maintained, 4 Bed, 3 Bath Home in Fountain Hill Subdivision with an Open Floor Plan & Neutral Colors Throughout! Such a great place for entertaining family & friends. Beautiful wood flooring, crown molding, built-ins & a cozy fireplace in the living room. Kitchen boasts a large island, granite countertops, ceramic tile floors, a gas stove, wall oven, a nice pantry & plenty of storage space. All bedrooms are on the 1st floor. Primary suite has a sitting/office area, huge walk-in closets, double vanity, a makeup cabinet, a jetted tub + a separate shower. Additional bedrooms are spacious. Upstairs, above the garage, you will find a nice sized recreation/game room that could be utilized as a 5th bedroom/office area, etc.... Outdoors has a covered patio, fenced in yard, an opened patio space with a nice fireplace/firepit + a Whole House Generator. Oh & did I mention the Community Pool & Club House that you can enjoy on those hot LA days or the accessible walking trails for exercise/recreation. This is such a great neighborhood & home! It has NEVER flooded & does NOT require flood insurance. It s conveniently located off of Old Perkins, near the Prairieville/Baton Rouge line, I-10, schools, food, fun & shopping. Don t let this one pass you by. Call for your showing today!



Donna Villar

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Villar & Co Real Estate

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