

3702 Sandbar Dr
Addis, LA 70710



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MLS# 2026015581



\$380,000

4 Bedrooms | 3 Bathrooms | 2,573 Sqft

Welcome to this beautifully appointed 4-bedroom, 3-bath home in the highly desirable Sugar Mill Plantation, where style, comfort, and convenience come together! Step inside to a spacious living area accented by custom pendant lighting and thoughtfully designed spaces for everyday living and entertaining. The kitchen is a dream, featuring a gas stove, pot filler, and classic subway tile backsplash. Bathrooms offer an elevated touch with framed mirrors and full showers no inserts! A versatile flex space provides endless possibilities and can easily be used as a breakfast nook, home office, sitting area, playroom, or whatever suits your lifestyle. Enjoy added peace of mind with a whole-home generator, perfect for keeping your home comfortable when you need it most. One of the biggest highlights is the opportunity to assume the existing mortgage at an attractive 3.5% interest rate, if the buyer qualifies and lender approval is obtained an incredible financing opportunity in today's market! Sugar Mill Plantation offers a wonderful community lifestyle with multiple ponds for leisurely fishing, a playground, and a location near an A-rated high school, shopping, dining, and everyday conveniences. Plus, you're just approximately 7 minutes from Baton Rouge, giving you easy access to the city while enjoying the comfort of a desirable neighborhood setting. The dining room



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