

10250 Hwy 182
Franklin, LA 70538



Powered by homes.theadvocate.com

MLS# 2026015582



\$795,000

5 Bedrooms | 3 Bathrooms | 3,430 Sqft

Discover waterfront living on Bayou Teche in St. Mary Parish. Set on 3.7 landscaped acres with 225 feet of waterfront frontage, this 8-year-old custom home blends Southern elegance, modern comfort, and lasting resilience. Elevated on 6-foot structural piers, the home offers living space, 5 bedrooms, 3 baths, and inviting areas for entertaining and daily living. Highlights include a circular driveway, European oak floors, 10-foot ceilings, a vaulted living room, crystal chandeliers, and two wood-burning fireplaces with gas starters. The chef's kitchen features custom Shrock cabinetry, granite countertops, stainless steel appliances, a Thor 6-burner gas range, and a walk-in pantry hidden by an antique cypress door. The main level has 4 bedrooms with walk-in closets, 2 full baths with heated floors, and a bedroom currently used as an office. The primary suite includes an imported double vanity, soaking tub, and custom shower with rainfall head and body jets. Upstairs, a second suite offers a private bath, walk-in closet, and attic access with expansion potential. Outdoor features include a 61-foot entertainment deck, hot tub, wrought-iron gazebo, floating dock, concrete boat pad, and pecan, cypress, cedar, and live oak trees. Additional amenities include a whole-house generator, storm shutters, dual high-efficiency HVAC systems, LED lighting,



Kurt Clements

Phone: (855) 456-4945

ListWithFreedom.com, Inc

For full listing details, please scan:

