

13304 Old Dutchtown Ave
Gonzales, LA 70737



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MLS# 2026015645



\$320,000

3 Bedrooms | 2 Bathrooms | 1,822 Sqft

Welcome to 13304 Old Dutchtown Ave. in Gonzales! This 3-bedroom, 2.5-bath home offers approximately 1,822 square feet of living space with an open, functional layout and plenty of character throughout. Inside, wood flooring, crown molding, arched openings and abundant natural light create a warm and inviting atmosphere. The living area features a fireplace flanked by built-in cabinetry and flows into the dining and kitchen spaces. The kitchen offers extensive wood cabinetry, generous counter space and bar seating for casual dining. The primary suite features a spacious bath with dual vanities, separate shower, jetted tub and a large walk-in closet. Additional highlights include a dedicated laundry area with built-in cabinetry and flexible secondary bedrooms. Step outside to a covered rear patio and fenced backyard with plenty of room to enjoy the outdoors. The roof is less than five years old, and the property is located in Flood Zone X. Across the street, the home faces a lake rather than another residence, providing an open view from the front of the property. Community amenities include a clubhouse, swimming pool and playground. Conveniently located in Gonzales with access to the surrounding Ascension Parish area, this home brings together space, functionality and neighborhood amenities.



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