

8677 Grand Caillou Road
Dulac, LA 70353



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SOON

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MLS# 2026015741



\$145,000

3 Bedrooms | 1 Bathroom | 1,320 Sqft

Welcome to Sportsman s Paradise! If you have been looking for a place where you can enjoy South Louisiana living with boat access right from your property, this one offers an incredible opportunity. Whether you are searching for a full-time residence, weekend camp, fishing headquarters, or simply a place to get away, this property has the space and versatility to make it your own. The home offers approximately 1, 320 square feet of living area with 3 bedrooms and 1 bathroom, along with waterfront access, a boat slip, fenced yard, garage, and an abundance of additional covered and storage space. Following Hurricane Ida, the home was gutted down to the studs and completely redone, giving the next owner the benefit of extensive updates while still leaving plenty of opportunity to customize the property to fit their lifestyle. The lower/covered areas have been fully enclosed to maximize usable space and storage but could potentially be opened back up depending on the new owner s vision. Bring the boats, fishing gear, outdoor equipment, and all the toys there is room for it here! With a fenced-in yard, tons of storage, waterfront access and boat slip, this property was made for someone who wants to take full advantage of everything our Sportsman s Paradise has to offer. **IMPORTANT LEASEHOLD DISCLOSURE:** The



Azaria Barrios

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KELLER WILLIAMS REALTY BAYOU P

For full listing details, please scan:

