

36474 Rosalie Ave
Denham Springs, LA 70706



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MLS# 2026015998



\$355,000

4 Bedrooms | 2 Bathrooms | 2,141 Sqft

Apparently, the sellers think they re comedians because they suggested I advertise this as: FREE HOME with a gift to the sellers of \$355, 000. Nice try, y all. My broker said NO. So instead, let s talk about what you re ACTUALLY getting in desirable Easterly Lakes! Sellers are offering a \$5, 000 closing cost allowance with a full-price offer! Flood Zone X! Great neighborhood & great neighbors. New flooring in the living room & all bedrooms. Also! Freshly painted kitchen cabinets! Because moving is enough work without adding replace floors & paint kitchen to the list. Large, fully fenced backyard with private gated parking for your cars, boats, trailers, toys or whatever else you ve run out of room for. An awesome covered entertainment area ready for crawfish boils, football Saturdays, birthday parties, or hiding from everybody inside. (No judgment here.) Need storage? We got you! TWO storage areas. YES! The tuff shed remains! So, to recap: the home is NOT free. But for a perfectly reasonable gift of \$355, 000, the sellers will hand over the keys, the house, the yard AND the Tuff Shed plus \$5, 000 toward closing costs with a full-price offer. Seems like a fair trade. Schedule your showing before my sellers come up with another marketing idea and get me fired.



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