

170 Royal Oak Boulevard
Thibodaux, LA 70301



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MLS# 2026016008



\$360,000

3 Bedrooms | 2 Bathrooms | 1,642 Sqft

Picture this... Morning coffee or sunset wine on the gated front porch of this custom garden home, under a reclaimed wood plank ceiling. Inside, you'll find 12-foot ceilings in the living area, 10-foot ceilings in the bedrooms, plantation shutters, and large Andersen windows that keep the whole place bright. The kitchen opens into the dining space and the living area with its stacked stone fireplace, and the island is where everyone ends up. Soft blue custom cabinets, quartz countertops, subway tile, a gas range under the chimney hood, and smart energy-efficient appliances. A mudroom off the back entry, a dedicated laundry room, and white oak floors run throughout. The primary suite has a double vanity, a walk-in tiled shower with a bench, and a freestanding soaking tub under the window, plus a fully built-out closet with shelving, drawers, and room for a vanity. Three bedrooms, storage everywhere you look, and a whole-house generator so you never lose power. All of it on a corner lot with minimal yard work, and being in The Settlement at Live Oak means the pool and the neighborhood events come with it!



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