

13997 Dogwood Trace
St Francisville, LA 70775



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MLS# 2026016594



\$535,000

4 Bedrooms | 3 Bathrooms | 2,922 Sqft

Immaculate home in perfect condition! Excellent location in The Bluffs. Home sits on approximately acre including the vacant lot and it's being sold with that lot. The lot could be sold or kept as part of the property which offers privacy and a peaceful setting. This home has wood flooring throughout the majority.. Carpet only in master closets. Kitchen features double ovens, custom wood cabinetry, granite countertops, breakfast and sitting area, refrigerator to remain, island with gas cooktop. All stainless steel appliances, Floor plan is split, master bedroom has sitting area and door leading to beautiful screen porch. Master bath has a large walk in shower, soaking tub and his/her closets. Additional bedroom and full bath on garage side as well as two additional bedrooms with jack/jill bath with two sinks and separate tub, toilet area. Bonus room off garage 445 sq ft included in living area and has wood look ceramic tile floor, large wood cabinet that stays, door leading to back yard and nice windows. Great extra space! Large dining room off foyer. Beautifully landscaped with mature trees, Screen porch has charming wood ceiling. Family room with gas fire place and brick hearth. Roof only 3 years old! Windows replaced in 2020, motor tv mount stays for the living room tv, bose surround system stays, WHOLE HOUSE GENERATOR! New hot water heater (home has two,



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