

31678 River Pines Dr
Springfield, LA 70462



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MLS# 2026016813



\$110,000

2 Bedrooms | 1 Bathroom | 1,120 Sqft

Do you love the river, dream of having a summer getaway, or are you an investor searching for a property with rental potential? This split-level riverfront home offers a unique opportunity to create your own retreat, investment property, or weekend escape. Enjoy river views from the living room and outdoor balcony, along with the convenience of an exterior boat house perfect for storing your boat or jet skis and making the most of the waterfront lifestyle. Inside, the home features a spacious living room with laminate flooring that flows into the eat-in kitchen. The kitchen offers solid-surface countertops, a dishwasher, and an electric range/oven. The primary bedroom includes laminate flooring, two closets, and its own private balcony. The second bedroom also features laminate flooring, with both bedrooms sharing the full bathroom. An enclosed porch provides additional flexible space for relaxing, enjoying private time, or creating a home office. There is also a convenient half bath located off the carport, adding functionality for guests and outdoor activities. The roof was replaced in 2022 and is approximately four years old, giving you an important head start on one of the property's major components. This home could use some TLC and finishing touches, making it an excellent opportunity for someone ready to add their



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