

6531 Island Edge Dr
Gonzales, LA 70737

 **LOGO** COMING
SOON

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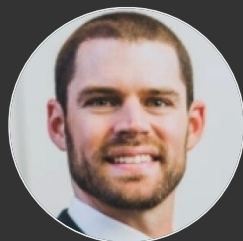
MLS# 2026017225



\$319,900

3 Bedrooms | 2 Bathrooms | 1,848 Sqft

Welcome home to this beautifully maintained 3-bedroom, 2-bath home in Pelican Crossing built in 2024! The popular Trillium IV floor plan features an open, split-bedroom design that makes great use of the space. The kitchen is the heart of the home with a large island overlooking the living area, gas range, walk-in pantry, undermount sink, and plenty of cabinet space. The spacious primary suite offers a double vanity, garden tub, separate shower, linen storage, and a large walk-in closet with direct access to the laundry room a convenient feature you'll appreciate every day. Luxury wood-look ceramic tile flooring, recessed lighting, window blinds, and a mudroom with built-in boot bench add both style and functionality. Step outside to the covered rear porch, perfect for relaxing or entertaining. Additional features include a tankless gas water heater with temperature control conveniently located in the primary closet, Low-E tilt-in windows, architectural shingles, automatic garage door, exterior flood lights, Arlo video doorbell, and Arlo security camera. With a functional floor plan, modern finishes, and thoughtful upgrades throughout, this Pelican Crossing home is move-in ready and has plenty to offer! Rural Development Loan Eligible - 0% Down for Qualified Buyers



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