

**43167 Sycamore Bend Ave**  
Gonzales, LA 70737

 **LOGO** COMING  
SOON

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**MLS# 2026017544**



**\$350,000**

**4 Bedrooms | 3 Bathrooms | 2,355 Sqft**

Welcome to 43167 Sycamore Bend Avenue in the sought-after Lakes at St. Amant subdivision! Situated in an elite St. Amant school district with 100% financing options and NO flood insurance required (Did NOT flood in 2016!), this versatile home delivers an ideal layout for growing families and entertainers alike. AT THIS PRICE, SELLERS ARE OFFERING A BRAND-NEW ROOF AND A \$2, 500 CARPET/FLOORING ALLOWANCE! Step inside to an airy, open-concept floor plan recently freshened with neutral interior paint. A wall of windows spans the spacious living room with natural light while offering scenic views of the lush, private backyard. The kitchen comes well-appointed with a large pantry, a breakfast bar with seating for 4, and gas pre-plumbing ready to convert the electric range/oven combo to gas. The large stainless steel refrigerator (with dual ice makers!) remains! The highly functional layout features TWO bedrooms on the main level. The primary suite features wood flooring, dual walk-in closets, and an ensuite bath complete with double vanities (including a seated makeup vanity), a deep soaking tub beneath a privacy glass-block window, and a separate shower. A full guest bath sits right beside the downstairs guest room. Upstairs, find two oversized guest bedrooms with huge walk-in closets, a third full bath, and a flexible bonus loft



**Cristi Ragusa**

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For full listing details, please scan:

