

10547 Brown Pelican
Denham Springs, LA 70726



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MLS# 2026018142



\$310,000

4 Bedrooms | 2 Bathrooms | 1,807 Sqft

Welcome to Audubon Trace! This lovely 4 bedroom, 2.5 bath home with a 5th room that could serve as a bedroom, bonus room, flex space. Outside there is an office that is unattached from the house that could serve as in Office photography studio Man cave workout room. It sits on an extra large corner cul de sac lot. a large covered front porch to drink your morning coffee and enjoy the peace and quiet this subdivision brings. As you walk through the foyer into the large living area, you will gaze at the abundance of natural light and the beautiful triple crown molding. Some other features the living area has to offer are a cozy wood burning and/or gas fireplace with a mantle above, large built-in bookcase, 9'+ ceilings, recessed lighting, and shiny wood flooring. Off of the living area is the large eat-in dining area and spacious kitchen which features a gas stove, plenty of cabinet space and tile flooring. The 4th bedroom is off of the kitchen and features crown molding and wood flooring. On the opposite side of the home is the master suite, 2 additional bedrooms and full bath. The large master suite features a 9'+ raised tray ceiling with triple crown molding and double walk-in closets with shelving. The master bath has double vanities, a whirlpool tub with jets and a separate shower. The half bath is off of the dining area and next to the spacious laundry room, big



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