

PLANTATION DR_5855



OFFERING SUMMARY

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|----------------|---------------------------|
| Sale Price: | \$1,649,900 \$327.62/SF |
| Lot Size: | 12.29 Acres |
| Bedrooms | 4 |
| Bathrooms | 3.5 |
| Year Built: | 1998 |
| Building Size: | 5,036 |
| Price / SF: | \$327.62 |

PROPERTY HIGHLIGHTS

- Acreage
- Private/ gated entrance
- Heated pool
- Custom built patio & outdoor entertainment areas
- French gardens
- Hardwood & stained concrete floors
- 25 ft entry way ceilings
- 3 wood burning, masonry fireplaces
- Luxurious master sweet
- Sun room with newly installed copper Roof
- 3 car garage with additional parking
- Home theater with 10' screen & HD projector

Mathew Laborde, CCIM (C) 337.326.1368

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Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

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PROPERTY OVERVIEW

This prestigious 4 bedroom 3.5 bath home was the 1999 recipient of the Rose Award for Architectural Design. This property is truly one of a kind, located just 35 minutes from Baton Rouge. Upon entering the gated drive way, you will notice that this property has been meticulously cared for. Manicured acres of green lawn and beautiful French gardens in the front, lead to a custom-built patio, equipped with a gazebo and entertainment areas out back. The patio leads down to the, recently built, in-ground heated pool. The property is perfect for a family that has been wanting to buy private acreage just outside the city. Inside the home, the main entryway features 25 ft soaring ceilings, and antique custom light fixtures from a New Orleans church. To the right of the entrance, you are welcomed by the formal living room with a stone wood burning fireplace, and an attached sun room that provide views in all directions of the beautiful grounds. The sun room had a new copper roof installed this past February. To the left of the entrance you will see the formal dining room with windows overlooking the front of the property, which flows directly to a recently updated kitchen equipped with a double wall oven, ice maker, wine cooler, and a 5-burner gas stove. The kitchen overlooks the breakfast area, and den. The den features another wood burning fireplace, and overlooks the back patio. The master bedroom spares no luxuries. It includes a private patio, access to a screened in porch, a walk-in shower, soaking tub, a fireplace, and his and hers closets and vanities. Upstairs, you have 3 uniquely designed bedrooms and 2 bathrooms for guests or children. To top it off, above the garage is a state of the art, fully insulated, home theater. It features a 10 ft screen, reclining chairs, and a HD projector imported from Italy. There's not a better screen to watch LSU football games or your favorite movie on. Also included is a whole home generator to keep you powered through any storms.

LOCATION OVERVIEW

Located in St. Francisville on a private 12.29 Acre plat of land off of LA Hwy 10. This historic small town is only 30 minutes from downtown Baton Rouge, and has virtually no traffic between commutes.



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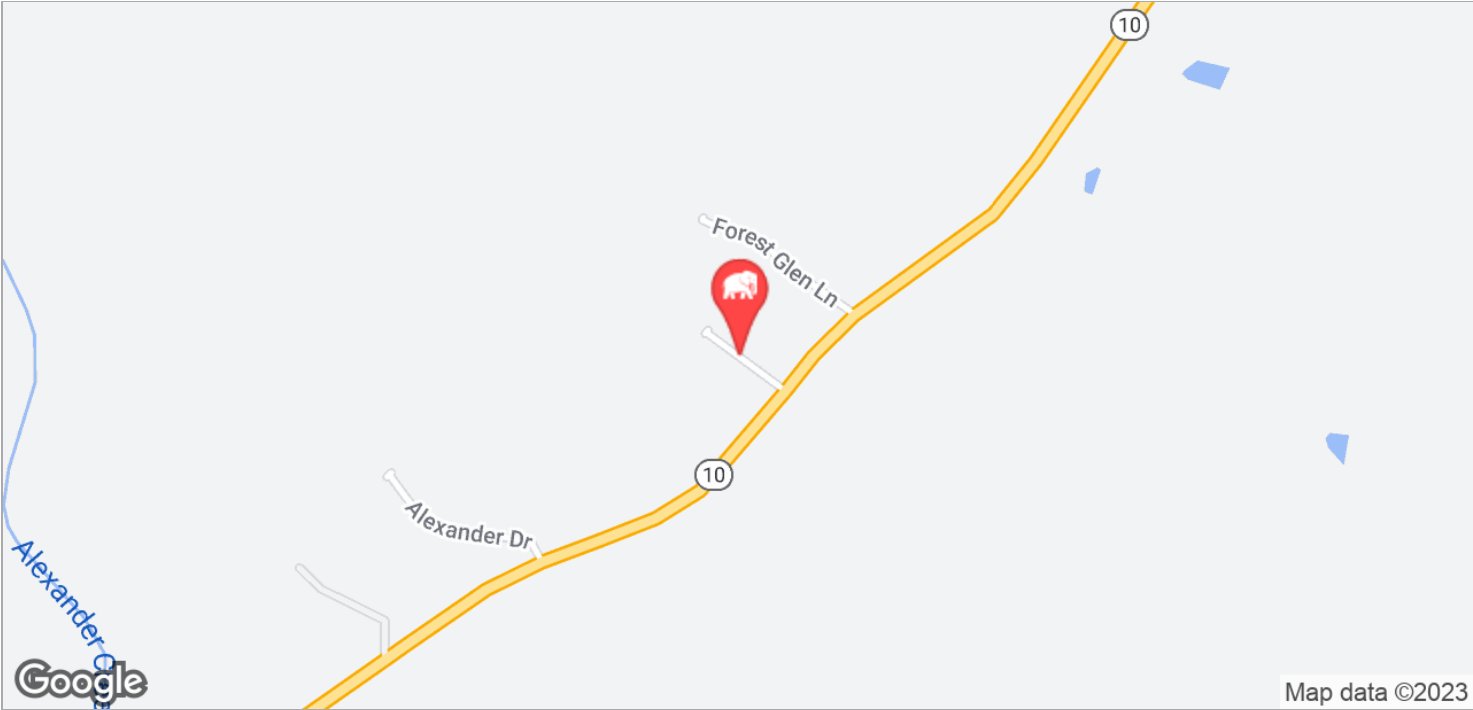


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