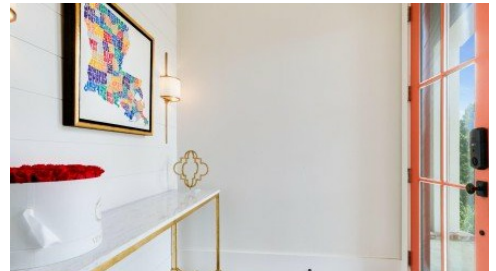


102 Catamaran Drive
Youngsville, LA 70592

DISTRICT SOUTH
REAL ESTATE CO.

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MLS# 2020024534



\$549,900

3 Bedrooms | 3 Bathrooms | 2,299 Sqft

Welcome to 102 Catamaran, a meticulously crafted, one-owner builder's home in the heart of Sugar Mill Pond. This 2,299 sq ft masterpiece offers 3 bedrooms, 2.5 baths, and a dedicated office, blending luxury, technology, and timeless elegance. Soaring 12-foot ceilings, antique wood beams, and an open-concept layout create a seamless flow between the gourmet kitchen, living, and dining areas, each enhanced with surround sound speakers in the living room, kitchen, primary suite, and outdoor patio. The chef's kitchen features Danenburg custom soft-close cabinetry, quartzite countertops, premium KitchenAid stainless steel appliances, Gabby designer lighting, Emtek hardware, and an instant hot water faucet for effortless convenience. The expansive primary suite downstairs boasts a spa-inspired bathroom with a marble walk-in shower, iron clawfoot tub, barn door entry, and a custom closet with built-in vanity. A private office with a barn door and a stylish half bath complete the first floor. Upstairs, two guest bedrooms, a versatile media room, and a full bath with a tiled walk-in shower, separate soaking tub, and dual vanities provide ample space for family or guests. Smart home features elevate the experience, including WiFi/WINK app-controlled lighting, Ecobee WiFi thermostat, and Ring cameras (front and rear) for added



Amel Kates

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For full listing details, please scan:

