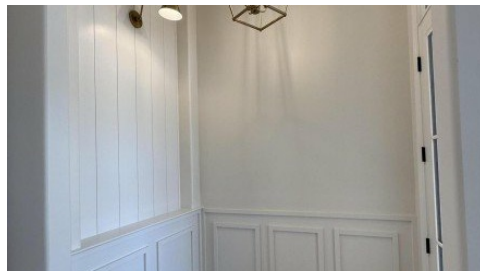


402 Broyles
Youngsville, LA 70592

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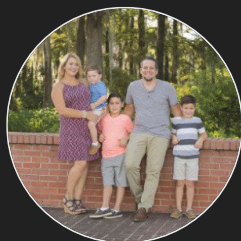
MLS# 2600004738



\$522,750

3 Bedrooms | 2 Bathrooms | 2,050 Sqft

Beautiful new construction by AM Design & Construction in the highly desirable Sugar Mill Pond community! This 3-bedroom, 2-bath home combines thoughtful design, custom finishes, and exceptional craftsmanship. From the moment you enter, wainscoting and warm wood beam accents set the tone. Glued-down wood flooring flows throughout the home, while the living room is anchored by a stunning floor-to-ceiling brick fireplace with a wood beam mantle. The kitchen is designed to impress with custom cabinetry, under-cabinet lighting, granite backsplash, contrasting accent island, white fireclay farmhouse sink, stainless steel appliances, designer fixtures, and a pot filler above the range. The dining area continues the custom feel with wainscoting and beautiful wood ceiling detail, while a walk-in pantry with barn door provides plenty of additional storage. The spacious primary suite features a vaulted ceiling with wood beam accents and a spa-inspired bath complete with a soaking tub, tiled walk-in shower with rain head, and an impressive walk-in closet featuring built-in dressers, shelving, and pull-down hanging rods. One guest bedroom includes a walk-in closet, and the guest bath features a tiled tub surround. Additional conveniences include a large utility room with sink and extra cabinetry, built-in desk and drop zone near the garage entrance, and a



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