

1275 Duplechin
Church Point, LA 70525



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MLS# 2600008819



\$398,500

3 Bedrooms | 2 Bathrooms | 2,145 Sqft

FIVE ACRES OF POSSIBILITY! This is more than a home. It's a lifestyle. This country-setting, 5-acre property features a 3-bedroom, 2-bath brick home with 2,145 square feet of living space, plus an exceptional combination of modern updates, solid construction, character, and acreage. The interior offers a fresh, updated feel with quality finishes and solid construction. The spacious kitchen features abundant cabinets, updated granite countertops, an LP dual-fuel range, plus a new refrigerator. The large en suite bathroom offers a custom walk-in shower and soaker tub, while the guest bathroom features a Kohler cast-iron Jacuzzi tub with tile surround. Stylish luxury vinyl plank runs throughout the main living areas, with tile flooring in both bathrooms and no carpet. Major improvements include a 2025 architectural shingle roof, an HVAC system installed in December 2023, and a water heater in 2026. The walls and ceilings feature 1/2-inch plywood with 1/2-inch sheetrock, adding to the home's solid construction. Adding character and history to the home is an original 1876 solid-cherry fireplace, a distinctive feature that brings timeless charm to the updated interior. Outside, enjoy a spacious front porch with seven columns, cypress shutters, and recessed lighting, brick construction, and an attached two-car carport. The serene 5-acre property features



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