

4198 Iota
Egan, LA 70531



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MLS# 2600007800



\$419,000

3 Bedrooms | 2.5 Bathrooms | 1,991 Sqft

****SELLER OFFERING \$5,000 TOWARDS CLOSING COSTS WITH AN ACCEPTABLE OFFER! **** Some properties give you a home and others give you the space to create an entire lifestyle! Welcome to 4198 Iota Hwy, a custom-built thoughtfully designed home situated on approximately 4.7 acres, where peaceful country surroundings, a private pond and wide-open possibilities come together. Built in 2022, this 3-bedroom, 2.5-bath smart home offers approximately 1,991 square feet filled with thoughtful details and character. Exposed beams add warmth to the main living area, while the wood-burning fireplace creates a natural gathering place. At the heart of the home, a spacious kitchen with a large island and gas cooktop offers plenty of room for everyday life and entertaining. A separate flex room adds even more versatility, so think home office, playroom, hobby space, or whatever best fits your lifestyle! Then step outside, because this is where the vision gets even bigger. Imagine morning coffee overlooking the pond, evenings under the covered patio, a garden, outdoor recreation, or simply having room to spread out and enjoy the land. The acreage also offers space to explore future possibilities such as a workshop, additional outdoor living or hobby space. French doors connect the home to its outdoor surroundings, while an



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