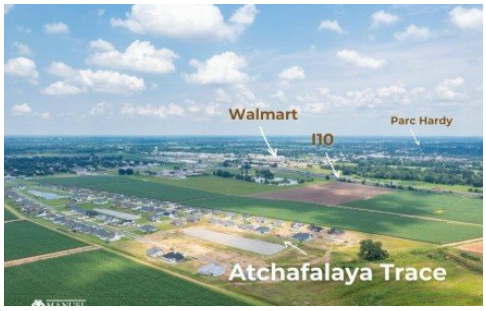
**1401 River**
Breaux Bridge, LA 70517

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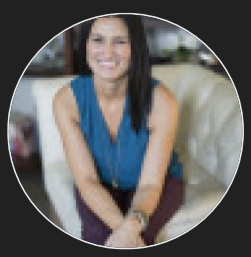





**$346,300**

**4** Bedrooms | **2** Bathrooms | **1,899** Sqft

The Owen Heritage II offers 4 bedrooms, 2 baths, and 1, 899 square feet with a layout that feels both distinctive and easy to live in. The living room stands out with an 11-foot ceiling, 8'' x 12'' gypsum beam details, and a ventless gas fireplace with wood mantle and tile surround, creating a memorable focal point for the main gathering space. Arched openings add architectural character and help define the flow between living areas. The kitchen connects easily to the dining and living areas and offers a spacious layout for everyday use. The private primary suite includes a garden tub with tile surround, separate tiled shower with recessed niche, and walk-in closet. A large covered rear porch, dedicated storage, 2-car garage, tankless gas water heater, up to 10 pallets of sod, and front yard landscaping complete the home.



**Tassie Fonseca**
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Lamplighter Realty, LLC

For full listing details, please scan: