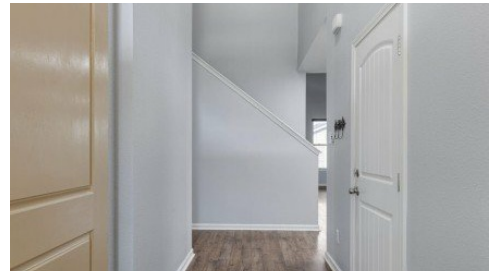


106 Marais
Youngsville, LA 70592



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MLS# 2600008980



\$350,000

5 Bedrooms | 3 Bathrooms | 2,953 Sqft

Welcome to 106 Marais Avenue in Youngsville! Conveniently located just 1.5 miles from Southside High School, this well-maintained home offers numerous custom upgrades and thoughtful improvements, including: 1.5 miles from Southside High School Enclosed open office with custom barn door Custom wood blinds throughout Fresh paint throughout New carpet 12 x 16 screened porch, custom built to match the home 12 x 12 slab shed, custom built to match the home Third parking spot added in line with entry Six-foot fence with locking gate around backyard Natural gas Generac whole-home generator with automatic transfer switch Larger pans installed on both air handlers Air scrubbers installed in both air handlers Semi-annual HVAC maintenance plan Insulated garage with one-ton mini-split AC/heat Utility sink in garage Five-camera CCTV system Roof gutters along entire house Solar screens over all windows Large fan in game room Ceiling fans in all bedrooms Storm door on entry door Termite and pest control maintenance plan Matching stainless Frigidaire appliances AT&T fiber internet This home offers a great combination of comfort, functionality, security, and custom upgrades, making it move-in ready and easy to enjoy!



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