

18162 RIVER BIRCH DRIVE

PRAIRIEVILLE, LA 70769

\$245,000 | 4 BEDS | 3 BATHROOMS | 2200 SQUARE FEET



View Online: <http://riverbirchdr.homeis4sale.com>
For Instant Photos: Text 20061 To 415-877-1411

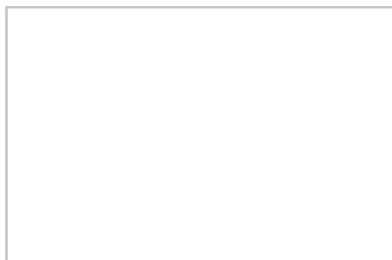
Better than new!!

Two year old home with 4 bedrooms, 3 bathrooms and over 2,200 square-feet in Manchac Place.

Open floor plan with all the amenities: Granite title counter tops, stainless steel appliances, and large bar for entertaining. Beautiful hardwood floors in the main living area and dining area, ceramic tile in the kitchen and bathrooms, carpet in the bedrooms. Fireplace with decorative mantle and wired for the flat screen TV. First floor master suite includes dual vanities, large walk-in closet, and plenty of storage. Three more bedrooms, a bathroom and game room upstairs for the kids to enjoy. Nice covered patio off the main living room to enjoy an afternoon barbecue with family and friends. Great location in Ascension Parish School District near Baton Rouge & easy access to Interstate 10.

...

- Granite Counters
- Wood Fenced-In Yard
- Fireplace
- Bar for Entertaining
- Covered Patio
- Game Room
- Large Walk-In Closets
- Beautiful Wood Cabinets





AGENT INFORMATION

Juli Jenkins - ABR, CDPE, CRS, ePRO,
P: 225-744-0044
M: 225-931-5867
juli.buyandsellbatonrouge.com



Keller Williams Realty First Choice
37325 Market Place Dr. Suite D
Prairieville, LA, 70769 / Each office
independently owned & operated.
Licensed by the Louisiana Real Estate
Commission.

□ □

Disclaimer: All information deemed reliable but not guaranteed.



FINANCING QUESTIONS:

Ryan Delaune - Loan Officer
M: 225-788-7881
License # #NMLS 148217 / Hometown
Lenders NMLS# 65804
ryan.delaune@htlenders.com

Hometown Lenders, LLC
3440 Lonnie Wascom Rd. #2A
Baton Rouge, LA 70785