

# \$645,000 - 8797 Hwy 1200, Boyce

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MLS® #2482991

**\$645,000**

5 Bedroom, 3.00 Bathroom, 3,520 sqft

Residential on 1.06 Acres

N/A, Boyce, Louisiana

Welcome to 8797 Hwy 1200 – a stunning waterfront home on Cotile Lake that offers space, style, and serene lakeside living! This 5-bedroom, 3-bathroom residence sits on a 1-acre parcel with incredible curb appeal. Comprising 3,520 heated square feet, the home features two brand-new AC units, fresh carpet in the bedrooms, and a roof that's less than a year old. The freshly painted interior is complemented by timeless hardwood floors, creating a warm and inviting atmosphere throughout. The spacious layout is great for both entertaining and everyday living, while the 2-car garage offers ample space for parking and storage. Enjoy breathtaking views of Cotile Lake from your own backyard and take advantage of easy lake access for fishing, boating, or simply relaxing with over 100ft of lake frontage. Also featured on the property is a boat house with an electric boat lift. This well-maintained home is the ultimate retreat, offering a rare opportunity to embrace the waterfront lifestyle you've been dreaming of. Call today to schedule your private tour.

Built in 2000

## Essential Information

MLS® #	2482991
Price	\$645,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	3,520
Acres	1.06
Year Built	2000
Type	Residential
Sub-Type	Detached, Other
Status	Active

### **Community Information**

Address	8797 Hwy 1200
Subdivision	N/A
City	Boyce
County	Rapides
State	Louisiana
Zip Code	71409

### **Amenities**

Parking	Garage, Two Spaces, Boat, RV Access/Parking
Is Waterfront	Yes
Waterfront	Waterfront, Lake
Pool	None

### **Interior**

Interior Features	Central Vacuum, Pantry
Appliances	Cooktop, Double Oven, Dishwasher, Disposal, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas

### **Exterior**

Exterior	Brick, Stucco
Exterior Features	Enclosed Porch, Fence, Porch
Lot Description	1 to 5 Acres, Outside City Limits
Windows	Storm Window(s)
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Slab

## Additional Information

Days on Market      181



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