

\$525,000 - 200 Adams Path Drive, Pineville

MLS® #2520738

\$525,000

3 Bedroom, 3.00 Bathroom, 2,547 sqft
Residential on 2.72 Acres

HILLS GAIT, Pineville, Louisiana

COUNTRY CALM MEETS CITY CONVENIENCE.

Tucked back off the main road, this nearly-new 1.5 story brick and hardiplank home balances elegance and livability offering both the refinement you want and the comfort you will never wish to leave. Perched on a tree-lined hill with a most gracious semi-wrap front porch (558 sq ft) highlighted triple French front doors, this special place offers the ideal spot for morning coffee, evening "wine-down" or for just simply pretending you are the main character in a sweet Southern novel. With 2.7 acres of privacy, you can embrace the peace of country living but also enjoy city conveniences like Cleco, Atmos and City of Pineville utilities, a scenic established subdivision and the assurance that a "forgot the milk" event never feels like a road trip. Step inside to soaring ceilings (10 to 12 feet) and brick archways that add a sense of grandeur without sacrificing comfort and a magazine-worthy kitchen with stunning quartzite counters, stylish finishes and upscale appliances including 6-burner gas cooktop, new dishwasher, extra beverage fridge and walk-in pantry with Corbel door - so fitting for culinary inspiration and casual gatherings. The 2547 living area includes 3 nicely-sized and well-appointed bedrooms with separate truly oversized primary sleep quarters for the lucky homeowners while the 2.5 baths ensure everyone has space and no one has to negotiate shower schedules. The primary bath



features an air-jetted deep soaker tub, glass walk-in shower with rainhead and more and plentiful counter space with double vanities. Climb the picturesque stairway to a generous bonus room (416 square feet) that can easily serve as guest bedroom, game room, office area, workout spot or your choice! This custom home was built in 2020 by Shane Dauzat. On-site generator serves entire downstairs when needed. Double garage. Covered back porch with double sided fireplace. Insight alarm system. On demand hot water. Sellers reserve shed, washer, dryer.

Built in 2020

Essential Information

MLS® #	2520738
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,547
Acres	2.72
Year Built	2020
Type	Residential
Sub-Type	Detached, Acadian
Status	Active

Community Information

Address	200 Adams Path Drive
Subdivision	HILLS GAIT
City	Pineville
County	Rapides
State	Louisiana
Zip Code	71360

Amenities

Parking	Garage, Two Spaces, Boat, Garage Door Opener, RV Access/Parking
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Pool None

Interior

Interior Features Carbon Monoxide Detector, Pantry, Stainless Steel Appliances, Vaulted Ceiling(s)

Appliances Cooktop, Dishwasher, Microwave, Oven, Range, Wine Cooler

Heating Central

Cooling Central Air, 1 Unit

Fireplace Yes

Fireplaces Gas

Exterior

Exterior Brick, HardiPlank Type

Exterior Features Porch

Lot Description 1 to 5 Acres, Outside City Limits, Rectangular Lot

Roof Asphalt, Shingle

Construction Brick, HardiPlank Type

Foundation Slab

Additional Information

Days on Market 3



Listing Courtesy of Gulf South Real Estate Information Network

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