

# \$364,900 - 541 Patrick Road, Natchitoches

MLS® #2523653

## \$364,900

4 Bedroom, 2.00 Bathroom, 2,082 sqft

Residential on 0.47 Acres

POINT PLACE, Natchitoches, Louisiana

MOVE-IN READY on CANE RIVER! This inviting 4 bedroom, 2 bath home sits on a beautiful stretch of Cane River and is designed for both comfort and entertaining! With amazing river views from all rooms facing Cane River, this home could not be more Move-In Ready - New Roof! New Flooring Throughout! New AC! New Sea Wall! New Hot Water Heater! Freshly Painted! Updated Bathrooms! Double Boathouse! And all on freshly paved Patrick Rd!

The open kitchen and dining area overlook the riverwhile flowing seamlessly into a spacious living room with a double wood-burning fireplace in the dining and living, and living room built-ins. The primary suite is a true retreat with Cane River views, two closets, private access to the back patio, and an updated bath featuring a sleek glass and tile shower and granite vanity top. The guest bath has also been updated and is convenient for guests and additional bedrooms. Just off the living room, a large walk-in storage room offers plenty of space for extras, including a freezer. The roof is only five years old, and the AC system was replaced six months ago, providing comfort and peace of mind.

Step outside to enjoy a covered patio, large deck area, playhouse/workshop with fish cleaning station, and a double boathouse with a new seawall! With farmland in front and only nature across the river, the views are wide



open and serene. The exterior has been freshly repainted, making this home move-in ready. The two-car air-conditioned garage finishes it off! Whether entertaining friends or relaxing, enjoying your Cane River views, this property offers the best of Cane River living and is mere minutes from all conveniences of Natchitoches! Schedule your private showing today!

Built in 1980

**Essential Information**

MLS® #	2523653
Price	\$364,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,082
Acres	0.47
Year Built	1980
Type	Residential
Sub-Type	Detached, Ranch
Status	Active

**Community Information**

Address	541 Patrick Road
Subdivision	POINT PLACE
City	Natchitoches
County	Natchitoches
State	Louisiana
Zip Code	71457

**Amenities**

Parking	Attached, Garage, Two Spaces, Garage Door Opener
Is Waterfront	Yes
Waterfront	Waterfront, River Access
Pool	None

**Interior**

Interior Features	Ceiling Fan(s), Pantry
Appliances	Dishwasher, Microwave, Oven, Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Wood Burning

## Exterior

Exterior	Wood Siding
Exterior Features	Dock
Lot Description	Outside City Limits, Rectangular Lot
Roof	Asphalt, Shingle
Construction	Wood Siding
Foundation	Slab

## Additional Information

Days on Market     10



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