

\$355,000 - 8850 1200 Highway, Boyce

MLS® #2525183

\$355,000

3 Bedroom, 3.00 Bathroom, 1,832 sqft
Residential on 1.26 Acres

COTILE PARK, Boyce, Louisiana

Beautiful Home Just 1/4 Mile From Cotile
Public Boat Launch!

Enjoy the perfect blend of comfort and recreation in this gorgeous 3-bedroom, 2-bath home sitting on 1.26 acres just steps from Cotile Lake! The open floor plan boasts stunning granite countertops, classic subway tile backsplash, stainless steel appliances, and LifeProof Trail Oak LVP flooring throughout.

The primary suite is a true retreat with a renovated custom closet and an absolute serene en suite bath featuring a double vanity, soaking tub, and oversized tile shower.

Step outside and prepare to be wowed! A custom toy/boat/RV port with electrical hookups, your very own saltwater inground Gunite pool, and take advantage of the additional building with half bath that could be used for a guest house, pool house, or any flexible space to fit your needs.

Although not directly on the lake, this property is the ultimate lake retreat with all the modern updates youâ€™ve been dreaming of! Schedule your showing today and get the key!

Built in 1980

Essential Information

MLS® # 2525183



Price	\$355,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,832
Acres	1.26
Year Built	1980
Type	Residential
Sub-Type	Detached, Traditional
Status	Active

Community Information

Address	8850 1200 Highway
Subdivision	COTILE PARK
City	Boyce
County	Rapides
State	Louisiana
Zip Code	71409

Amenities

Parking	Covered, Carport, Two Spaces, Boat, RV Access/Parking
Is Waterfront	Yes
Waterfront	Water Access
Has Pool	Yes
Pool	In Ground, Salt Water

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Stainless Steel Appliances
Appliances	Cooktop, Dishwasher, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Wood Burning

Exterior

Exterior	Brick, Metal Siding
Exterior Features	Fence
Lot Description	1 to 5 Acres, Outside City Limits

Roof	Metal, Shingle
Construction	Brick, Metal Siding
Foundation	Slab

Additional Information

Days on Market 5



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