

For Sale by Owner in PLANTATION ESTATES

20 Melrose Drive, Marrero **\$295,000**



Total Sq. Ft – 3,027
Living Sq. Ft. – 2,360

Approx. Room Sizes:

MasterBed: 15.6 x 16.1
Bedroom2: 12.6 x 12
Bedroom3: 14.5 x 10.6
Bedroom4: 11.9 x 12.6
Living Room: 21.6 x 15.8
Dining Room: 12.8 x 12
Kitchen: 14.1 x 11

❖ 1 Story, 4 bedrooms, 2 bath

- ❖ Lot size: 78x120, Home all brick, has detached 2 car garage with storage in back of garage
- ❖ 10' cathedral ceiling throughout entire home
- ❖ NEW roof in 2013, NEW all double pane windows in 2013, NEW gutters in 2013
- ❖ Upgrades: granite in kitchen & cabinet molding, new electric stove, new double oven (gas available), ceiling designs in dining and living room, tile floors throughout entire house(except new carpet in 2 bedrooms), no popcorn ceilings
- ❖ Monitored security system with motion sensor & contacts on all windows & doors
- ❖ Flood Zone X (flood insurance not required)
- ❖ Property value protected with Neighborhood Covenants, Security District with JPSO police patrols & active civic association
- ❖ Under Termite Contract

Call to schedule a showing!!

Charlie (504) 439-3164



For only \$60/annual dues, PE maintains the grass and landscape at the entrances, rotates seasonal flag banners, holds numerous social events such as the Easter Egg Hunt, huge Night Out Against Crime, Pumpkin Painting Party, Santa visits PE, Annual Homeowner's Meeting, protects neighborhood covenants and more.