

Gabriel Home at 46 Palmetto Street



Residential <u>46 PALMETTO</u>	ML #	2089456	\$465,000
		KENNER	
Status:	Active		
Area:	4		
Zip:	70065		
Subdivision:	GABRIEL		
Bounding St:	PALMETTO & COCOS		
Lot Size:	40 X 138	Lot Desc:	Corner, Gated Community
Acres:	0.00	City Limit:	Yes
Assoc:			
Neighborhood:	GABRIEL		
LP/SQFT\$:	\$220.17		
DOM:	144		

Elementary:
Junior:

Middle:
High:

Public Remarks: Dream home in gated guarded Gabriel. Classical decorator touches in neutral tones. Open island kitchen/living/dining. Master suite down with sep. shower & tub with walk-in closet. Covered patio & yard space. Upstairs has 2 bedrooms with jack & jill baths and loft area. Home will be fully landscaped on this pretty corner upon completion. Double garage, entry from rear lot alley. Walk to levee and enjoy the Lake breeze. Broker 030197 A.Corp K.W.E.J., L.L.C.

# Bedrooms:	3	# Full Baths:	2	# Half Baths:	1
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<p>Living Area SqFt: 2,112 Style: Other Stories: 2.0 Foundation: Slab Pool: None Fireplace: Gas Club House: No Warranty: Yes Apartment: No Condition: NEW Waterfront/Nav: Water Access Community/No Builder: Stronghold Exterior: Hardy Plank, Stucco Appliance Inc: Disposal, Dishwasher, Microwave, Range/Oven Add Features: Cable Tv, Ceiling Fan, Electric Garage, Granite Counters, Pantry, Smoke Alarm, Washer/Dryer Hookups Exterior Feat:</p> <p>Energy Eff Feats: Insulation, Windows Gas: Natural Sewer: City Air Cond: Central Month Town Rate:</p>	<p>Total Area SqFt: 2,879 Age/Desc/Yr: 0/NEW/2017 Car Storage: Two, Attached, Garage Roof: Metal Spa: Out Building: Patio: Covered Home Owner Fee: Yes Bus Service: Termite Contract: No Rear Yard V Access: No Total Unit In Complex:</p> <p>Electric: Entergy Water: Public Heat: Central ADA: No Home Owner Fee Terms: Monthly Elevation Cert Avail: Yes</p>
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Rooms Information

Type	Dimens	Lvl	Floor	Ceiling Hgt	Location	Type	Dimens	Lvl	Floor	Ceiling Hgt	Location
Living	22 X 18	L	Engineered Wood	10		Kitchen	16 X 10	L	Engineered Wood	10	
Dining	10 X 10	L	Engineered Wood	10		Master Bedroom	16 X 14.5	L	Engineered Wood	10	
Bedroom	13.8 X 10	U	Carpet	10		Bedroom	13.3 X 11	U	Carpet	10	
Loft	11 X 10	U	Carpet	10		Laundry	8.5 X 6.2	L	Tile	10	

Directions: JOE YENNI BLVD INTO GABRIEL DEVELOPMENT LEFT ON PALMETTO, GO TO WHERE COCOS MEETS PALMETTO

Prepared By: LYNDA NUGENT SMITH
 KELLER WILLIAMS REALTY 455-0100
 Licensed in Louisiana

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 Date: 06/19/2017 9:53 AM

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