



Residential 54 PALMETTO	ML#2274354 Kenner	\$509,900
Status:	Active	
Zip:	70065	
Subdivision:	Gabriel	
Bounding St:	ROYAL PALM, COCOS, CYCAS	
Lot Size:	40 X 138	Lot Desc: Gated Community, Patio/Garden Home
Acres:	0.00	City Limit: Yes
Assoc:		
Neighborhood:		
LP/SQFT\$:	\$252.05	
DOM:	14	
Next OH:	Broker Tour: Tue Nov 17, 11:00AM-1:00PM	

Public Remarks: GORGEOUS NEW CONSTRUCTION IN GATED GUARDED GABRIEL ON LAKE PONTCHARTRAIN. SPACIOUS FLOOR PLAN IN CUSTOMIZED GARDEN STYLE HOME. GATED PATIO ENTRY OPENS TO VAST LIVING, DINING, LARGE KITCHEN: WHITE CABINETS, QUARTZITE, GAS APPLIANCES. 12' CEILING ON 1ST FLOOR AND 10' CEILINGS UP. OFFICE DOWN OFF LIVING. MASTER SUITE 1ST LEVEL WITH NICE BATH & GREAT CLOSET. BEAUTIFUL DECORATOR COLORS. REAR ATTACHED DOUBLE GARAGE WITH ENTRY OFF ALLEY. UP BEDROOMS/SUPER CLOSETS. A LOVELY HOME IN A SPECTACULAR PRIVATE COMMUNITY.

# Bedrooms:	3	# Full Baths:	2	# Half Baths:	1
Living Area SqFt:	2,023	Total Area SqFt:	2,555		
Style:	Traditional	Stories:	2.0		
Yr Rem/Ren/Blt:	2020	Car Storage:	Two, Attached, Garage		
Appx Age/Desc 1	0/New Construction	Foundation:	Slab		
Age Desc 2	Never Occupied	Roof:	Seal Tab		
Pool:		Spa:	None		
Fireplace:	None	Out Building:			
Club House:	No	Patio:			
Warranty:	Yes	Home Owner Fee:	Yes		
Apartment:	No	Bus Service:			
Termite Contract:	No	Rear Yard V Access:	No		
Waterfront/Nav:	No	Total Unit In Complex:			
Builder:	ICAZA CONSTR				
Exterior:	Hardy Plank				
Appliance Inc:	Double Oven, Dishwasher, Range/Oven				
Add Features:	Cable Tv, Electric Garage, Hydro Tub, Pantry, Pull Down Attic Stairs, Smoke Alarm, Stone Counters, Washer/Dryer Hookups				
Exterior Feat:	Courtyard				
Energy Eff Feats:	Water Heater, Lighting, Windows				
Gas:	Natural	Sewer:	City	Electric:	Entergy
Air Cond:	Two, Central			Heat:	Two, Central
Month Town Rate:		Home Owner Fee Terms:	Monthly	Water:	Public
				ADA:	No
				Elevation Cert Avail:	No

Rooms Information

Type	Dimens	Level	Floor	Ceiling Hgt	Location	Type	Dimens	Level	Floor	Ceiling Hgt	Location
Living	16 X 14.5	L	Vinyl Wood Plank	12		Kitchen	16 X 11.4	L	Vinyl Wood Plank	12	
Primary Bedroom	15.9 X 13.9	L	Vinyl Wood Plank	12		Dining	16 X 14.3	L	Vinyl Wood Plank	12	
Office	16 X 8.6	L	Vinyl Wood Plank	12		Bedroom	15 X 11.5	U	Vinyl Wood Plank	10	
Bedroom	12.6 X 11.5	U	Vinyl Wood Plank	10							

Directions: JOE YENNI DRIVE WEST FROM WILLIAMS TO GABRIEL SUBDIVISION, LEFT ON PALMETTO

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

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70002
Date: 11/10/2020 3:04 PM

Licensed in Louisiana

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