



Residential <b>64 PALMETTO</b>	ML#2268270 Kenner	\$499,000
<b>Status:</b>	Active	
<b>Zip:</b>	70065	
<b>Subdivision:</b>	Gabriel	
<b>Bounding St:</b>	ROYAL PALM, COCOS, CYCAS	
<b>Lot Size:</b>	40 X 125 X 128 X 40	<b>Lot Desc:</b> Gated Community, Patio/Garden Home
<b>Acres:</b>	0.00	<b>City Limit:</b> Yes
<b>Assoc:</b>		
<b>Neighborhood:</b>		
<b>LP/SQFT\$:</b>	\$229.00	
<b>DOM:</b>	65	

**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.

<b># Bedrooms:</b>	3	<b># Full Baths:</b>	2	<b># Half Baths:</b>	1
<b>Living Area SqFt:</b>	2,179	<b>Total Area SqFt:</b>	2,634		
<b>Style:</b>	Traditional	<b>Stories:</b>	2.0		
<b>Yr Rem/Ren/Blt:</b>	2020	<b>Car Storage:</b>	Two, Attached, Garage		
<b>Appx Age/Desc 1</b>	0/New Construction	<b>Foundation:</b>	Slab		
<b>Age Desc 2</b>	Never Occupied	<b>Roof:</b>	Seal Tab		
<b>Pool:</b>		<b>Spa:</b>	None		
<b>Fireplace:</b>	None	<b>Out Building:</b>			
<b>Club House:</b>	No	<b>Patio:</b>			
<b>Warranty:</b>	Yes	<b>Home Owner Fee:</b>	Yes		
<b>Apartment:</b>	No	<b>Bus Service:</b>			
<b>Termite Contract:</b>	No	<b>Rear Yard V Access:</b>	No		
<b>Waterfront/Nav:</b>	No	<b>Total Unit In Complex:</b>			
<b>Builder:</b>	ICAZA CONSTR				
<b>Exterior:</b>	Hardy Plank				
<b>Appliance Inc:</b>	Double Oven, Dishwasher, Range/Oven				
<b>Add Features:</b>	Cable Tv, Electric Garage, Hydro Tub, Pantry, Pull Down Attic Stairs, Smoke Alarm, Stone Counters, Washer/Dryer Hookups				
<b>Exterior Feat:</b>	Courtyard				
<b>Energy Eff Feats:</b>	Water Heater, Lighting, Windows				
<b>Gas:</b>	Natural	<b>Sewer:</b>	City	<b>Electric:</b>	Entergy
<b>Air Cond:</b>	Two, Central			<b>Heat:</b>	Two, Central
<b>Month Town Rate:</b>		<b>Home Owner Fee Terms:</b>	Monthly	<b>Water:</b>	Public
				<b>ADA:</b>	No
				<b>Elevation Cert Avail:</b>	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

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KELLER WILLIAMS REALTY 455-0100

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