

Cross Property Client Full w/ Photo (large print)



Residential 84 PALMETTO	ML #	2271317 Kenner	\$487,500
Status:	Active		
Zip:	70065		
Subdivision:	Gabriel		
Bounding St:	Cycas		
Lot Size:	40 X 138	Lot Desc: Corner, Gated Community	
Acres:	0.00	City Limit: Yes	
Assoc:			
Neighborhood:	Gabriel		
LP/SQFT\$:	\$199.55		
DOM:	41		

Public Remarks: Wonderful home in private gated Gabriel that lives like a detached home. Corner facing with outside fenced patio. Lots of natural light, tall ceilings, open plan, corner gas fireplace, bar & sunroom opens to patio or large living-dinning. Oversized kitchen with island lots of counter space and cabinets. 5 burner gas stove, large pantry & laundry room. Downstairs Master suite with a huge walk-in closet, separate shower & jetted tub. 2 bedrooms up with jack & jill bath. 2 car garage & extra parking for 2.

# Bedrooms:	3	# Full Baths:	2	# Half Baths:	1
Living Area SqFt:	2,443	Total Area SqFt:	2,990		
Style:	Townhouse	Stories:	2.0		
Yr Rem/Ren/Blt:	2018	Car Storage:	Three or More, Attached, Garage		
Appx Age/Desc 1	15/Resale				
Age Desc 2	Remodeled structural changes - all major mechanical systems i.e. HVAC				
Pool:	None	Foundation:	Slab		
Fireplace:	Gas	Roof:	Shingle		
Club House:					
Warranty:	No	Spa:			
Apartment:	No	Out Building:			
Termite Contract:	Yes	Patio:	Pavers		
Waterfront/Nav:					
Builder:					
Exterior:	Stucco	Home Owner Fee:	Yes		
Appliance Inc:	CookTop, Dishwasher, Microwave, Oven, Refrigerator				
Add Features:	Cable Tv, Ceiling Fan, Electric Garage, Granite Counters, Hydro Tub, Pantry, Wet Bar				
Exterior Feat:	Courtyard, Fence				
Energy Eff Feats:					
Gas:	Natural	Sewer:	City	Electric:	Entergy
Air Cond:	Central	Heat:	Central	Water:	Public
Elev Cert Avail:	Yes	ADA:	No	HO/Maint Terms:	Quarter
Month Town Fee:		HO/Maint Fee:	Yes	HO/Maint Fee \$	\$600

Rooms Information

Type	Dimens	Lvl	Floor	Ceiling Hgt	Location	Type	Dimens	Lvl	Floor	Ceiling Hgt	Location
Living	27 X 19	L	Tile	12	Primary	Bedroom	15 X 4	L	Carpet	10	
Sunroom	18 X 8	L	Tile	10	Bedroom		14 X 14	U	Carpet	9	
Bedroom	14 X 11	U	Carpet	9	Laundry		12 X 8	L	Tile	10	

Directions: from Chateau Blvd to lake enter Guard gate take 1st left at stop sign inside Gabriel go to 84 Palmetto

Prepared By: LYNDA NUGENT SMITH
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METAIRIE LA 70002
Date: 11/12/2020 9:52 AM

Licensed in Louisiana

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