

A Property for Your Consideration...

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gretna

729 GUARDIAN AV

\$229,000

Ref #: 795402

Subdivision:

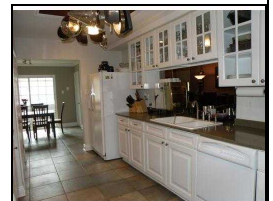
Bedrooms: 3

Full Baths: 2

Half Baths:

Age: 32 / Additional Years

Assoc:



Style: Ranch

Living Area SqFt: 2,026

Lot Size: 73/55x115/90

Lot Desc: Irregular ,Cul De Sac

Stories: 1.000

Acres: 0.000

Car Storage: Attached, Garage

Foundation: Slab

Roof: Seal Tab

Condition EXCE

Pool: None

Spa:

Fireplace:

Patio: Covered

Warranty: N

Home Owner Fee: N

Gas: Natural

Electric: Entergy

Sewer: City

Water: Public

Air: Central

Heat: Central

Fully updated single story home in demand area of Terrytown. Porcelain or wood floors thru out. 5 1/2" crown & base molding, dbl ins window, side patio w/privacy fence & artificial grass for hot tub (delux hot tub negotiable.) 200 AMP service & box. 13KW AMP generator makes this home storm ready. Sub surface drainage. Nice landscape with lighting. This one has it all!

Exterior: Brick

Appliance Included: CookTop, Double Oven, Disposal
Dishwasher, Dryer, Washer, Refrigerator,

Additional Features: Ceiling Fans



Exterior Features: Fence, Sprinkler System

Terry Pkwy to Guardian, turn left, cross Heritage, house will be on right.

Renovations since 2005

Architectural roof with venting top ridge
5 1/2" Pine crown molding and 5 1/2" pine floor molding
Porcelain or real wood flooring throughout entire house
Complete renovation to guest bathroom (to the wall studs) with whirlpool bath
Premium aluminum awning for back porch
13 kw 100 amp natural gas generator with alternate generator tie in (runs AC)
Completely new 200 amp service and box
New LAS double hung windows throughout entire house (lifetime warranty)
Quartz back splash for cook top area
All new Satin hardware for doors (lifetime warranty)
100 gallon hot water heater
Recessed lighting, modern light fixtures, and new ceiling fans throughout house
New doors for front entrance, guest bathroom, pantry, and master bathroom
New sliding glass doors (French style) for side and back patios
1100 CFM Vent-a-Hood system for cook top
Landscaping w/ lighting
Sub surface drainage in back yard
Rock drainage for generator, AC, back patio, and hot tub
60 amp service to side patio for hot tub hook up
Artificial grass for hot tub area
Surround sound wiring for living room
Surround sound stereo and 4 outdoor speakers for side patio
New electrical switches and outlets throughout house
Master bath flooring, molding, & fixtures