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SOUTHERN STATES REALTY



One of a kind cabin on Lake Yucatan. This cabin is full of features that make your life easier. Covered parking bays are designed for you to drive all the way through, no backing up required. Head inside via the covered stairways or use the convenient outdoor elevator to bring in supplies. Relax in the open living and dining area overlooking the lake. The foyer offers a walk-in pantry and two spacious closets for your hunting and fishing gear. Throughout the cabin there are custom cypress cabinets with pullout drawers. Perfect for keeping fishing lures, duck calls and other supplies organized and easy to find. Stainless steel kitchen appliances will remain with the property along with a second refrigerator freeze combo in the mud room. The wrap around porch offers 360-degree views plus an open deck area for even more outdoor enjoyment. The two 50+ year old pecan trees on the property offer shade in the spring and summer and produce numerous pecans each fall. Sunshine Trail subdivision has the benefit of restrictions to protect your property's value. Access is available via private drive. Concreted and maintained boat ramp for members only. 3 Bedrooms, 2 Full Baths. All appliances are included with the property. Call today for your private showing.

309 Sunshine Trail, Newellton, LA

32.042267, -91.138550 GPS



\$225,000

0.80 Acres
 MLS #203087
 UC #23042-20308

