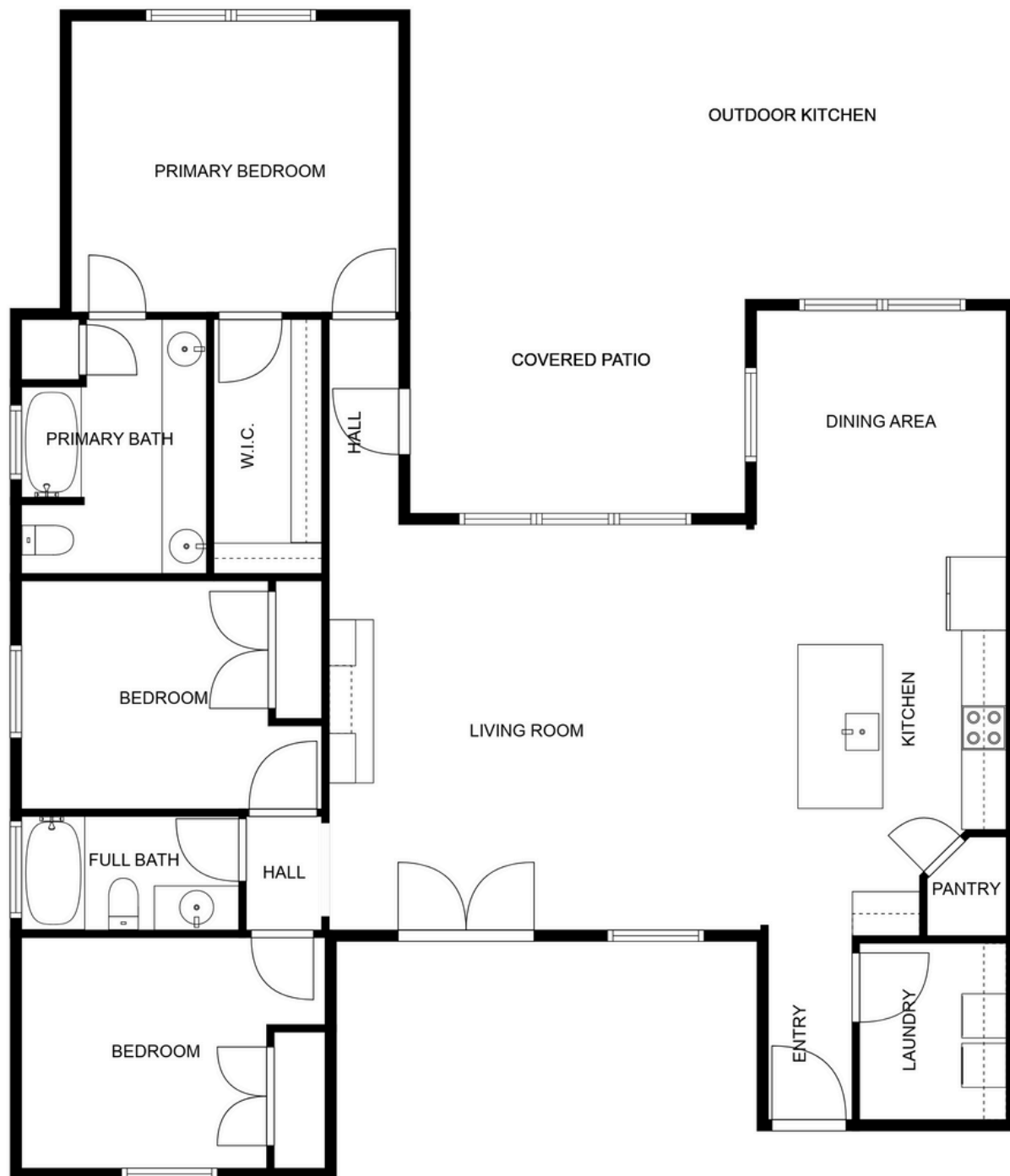


175 Lakeshore Dr

Oscar, LA 70762

Waterfront Property close to New Roads





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Floor Plan

Approx. Living Area / **1595 SQ FT**



A Peaceful Waterfront Home located just miles from the False River

Discover the perfect blend of comfort, style, and outdoor living in this 3-bedroom, 2-bath home with breathtaking waterfront views—just one mile from the beautiful False River & 8 miles from downtown New Roads & boat launches! Step inside to find unique hardwood floors & custom cabinetry throughout, creating a warm and inviting atmosphere. The kitchen is a chef's dream with quartz countertops, stainless steel appliances, and a gorgeous copper farmhouse sink that adds a touch of rustic charm.

The spacious outdoor area is built for entertaining with a full outdoor kitchen, complete with a fireplace—ideal for cozy evenings or weekend cookouts. Bring the boat! The boat port makes it easy to hit the water for a relaxing afternoon on the river. Finally, enjoy fishing in the neighborhood lake, adding even more outdoor options close to home.



Exterior

- .32 Acres w/ Waterfront View
- Full Outdoor Kitchen with Bull Grill, Sonic Ice Maker, double door wine cooler/mini fridge, burner stove, & sink.
- Outdoor Wood Burning Fireplace
- Heated Inflatable Hot Tub (negotiable with sale)
- Full Rail Fence
- (2) Car Garage & Boat Port
- Landscaped
- Stocked neighborhood lake





Interior

- Beautiful, unique hardwood floors
- Custom Cabinetry
- View of Lake from Living Areas
- Stainless Steel Appliances
- Quartz Countertops
- Pantry
- Decorative Chandeliers in Kitchen & Full Bath
- Rustic, custom bath mirrors
- Split Floor Plan for private primary bedroom



False River



Nearby Activities

- False River Golf & Country Club (13 mi)
- Morrison Park w/ Boat Launch (8 mi)
- The Sand Bar (1 mi) – Boat rentals, gas, drinks, food & sand volleyball!
- LA Express Boat Launch (7 mi)
- New Roads Main Street (8 mi) – features more than 20 businesses. Fine dining, shopping, boating, fishing, and water skiing.
- New Roads Antique Mall (8 mi)
- Amazing Dining Options nearby
- Only 25 miles from St. Francisville

