

**x00242600 3br (16252 USD)**



Location **Louisiana**  
<https://www.genclassifieds.com/x-513201-z>

Beautiful private beach house-style 3 floor home in the middle of the block, NEVER FLOODED!  
 off street parking

Available July 1st - Tenants are flexible with move out date.

3 bdrm  
 1.5 bath (Newer bathtub and shower)  
 New kitchen! (2014) - (Dishwasher, Fridge, Range, Disposal and lots of Cabinets)  
 stainless steel appliances  
 private balcony  
 master bedroom has cathedral ceilings  
 walk in closets  
 all new siding and insulation as of 4 years ago (lower energy bills and less pest intrusion!)  
 central AC/heating  
 cathedral and vaulted ceilings  
 washer and dryer hook ups (large laundry room)  
 keyless entry on both doors - no need to carry an extra key!

This house is located in one of the coolest and fastest growing neighborhoods in New Orleans. Within 1 block you have many awesome Restaurants, Bars, Coffee Shops, Dessert Shops, Clothing shops,

Grocery store and much more! This is a great house for a small family or working stiffs who like to live in a great part of life. I have said it before and I will say it again. This house has a lot of space. It has a grill and a lot of chairs. Live in it, work in it, or use it as a storage space. It is a Y under a 2 story house. It is convenient. There is enough space for two small cars or one large one. There is also room for plenty of bikes and scooters.

Bright and Airy, well lit living space with lots of windows and nice neighbors.  
 Lots of parking available on the street for your friends when they visit due to an art school across the street with a beautiful spanish tile roof. Bikes and street car are 1 or 6 blocks away respectively. Friendly neighbors and a great landlord... just as the current tenants!



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As a bonus. Some very nice furnishings can be left behind as tenants will not be taking them with you.  
Items include: Couch, Futon, Kitchen, Table Set, Dresser, Washer and Dryer.

1625 sq. ft. of Happiness!

\$2600/month - Priced to!