



Residential
 ML# 2045279 Status **Active**
 Listing Type EA
[521 BEDICO PK, Madisonville, LA 70447](#)
 Unit # List Price \$429,900
 Dwell Type SGL Orig Price \$429,900
 CityLmt No LP\$/SQFT \$158.63
 Parish St. Tammany Neighborhood The Preserve
 Area West St. Tammany/Madisonville (205)
 Subdiv BEDICO CREEK SubCode Bedico Creek
 Legal Desc Lot 61, Phase 1-D2, Bedico Creek
 Bounding St Bedico Blvd.
 Directions I-12 to Exit 57 (1077/toward Goodbye) In .7 Miles, turn left onto LA 1085, then in 2.6 miles turn right into Bedico Creek.

Attachments Images 11

General Information

Condition	NEW	Elev Cert Avail	No	Exterior	BR,ST	Bedrooms	4
Yr Rem/Ren/Built		Green Build Cert	No	Style	FRENC	Baths F/H/Total	3 / 0 / 3
Appx Age	O/NEW	ADA Features	Yes	Foundation	SLA	Apx SqFt Liv Ar	2,710
Schools	MADISONVILLE / LANCASTER / MADISONVILLE / MANDEVILLE			Roof	SEA	Apx SqFt Ttl Ar	3,625
Assoc Builder	BMI Const	Sewer	U	Car Storage	2,AT,GR	SqFt Source:	Measured
		Gas	NA	Stories	1.0	Lot Desc	GAT
Eng Efficient Feat		Electric	Entergy	Warranty	Yes	Lot Size	87x150x81x150
Water	P	WtrFr/Nav		FirePlace	Gas, Wood	Acres	0.00
Ext Features	PO,WS			Patio	BR,CV	Lot	61
Addl Features	BP,CF,EG,GC,PA,SA,ST,HU			Spa		Ttl Units in Cplx	Apartment
Appliance Inc	CT,DS,DW,M,OV,WI			Pool	CO	Comm Ar Maint	
TermCont	No	Air	1,C	Clubhouse		RrYdVhAc	
Bus Service		Heat	1,C	OutBuilding		Exterior Ins	

Public Remarks

SPECTACULAR home by BMI Const. that backs 200+ acres of nature preserve. Privacy galore! Open floor plan, huge family room, large dining and breakfast/morning room, fantastic kitchen with ceiling high custom cabinets and x-large island. Ceramic "wood" tile in all living areas including Mstr Bdrm. White-washed brick fireplace with hearth and washed brick accent wall give this house "modern "old world" character and charm". Huge brick paved covered porch leads to large backyard with perpetual "nature views".

Financial Information

Bond For Deed		Potent Short Sale	No	Lse Purch	No	Ownr May Fin	
3rd Party/REO	Neither	Home Owner Fee	Yes	HO Fee \$	\$850	HO Terms	A
		Meas. Appx Not Guaranteed	Yes	Sold W Covenants/Restr	Yes	Sold As Is	WOR No

Agent Remarks

This house is spectacular! TRULY a MUST SEE!

Listing Agent Information

List Agent	LUBKING/PAT LUBKING	Agent Phone	(985) 630-3015	Agent Fax	
Agent Email	plubking@mac.com	Appt. Contact #	985-630-3015		
List Agent Web		Office Phone	(985) 845-4200	C FAX	
List Broker	NORTO2/Classic Properties Management Corp.				
Internet	Yes	IDX	Yes	VOW	Yes
Comm To Coop Mem Part	%/3	IDX/VOW AVM	No	IDX/VOW Cmnts	No
List Date	02/11/2016	Entered By	pig	Shown By	A
Showing Instruct	Call Pat Lubking-Gauthier 985-630-3015	Expire Date	08/11/2016	DOM	0