



\$ 689,900



211 Delta Dr, Mandeville, LA 70448

- » Beds: 5 | Baths: 3 Full
- » MLS #: 2561507
- » Single Family | 3,525 ft<sup>2</sup>
- » More Info: [211DeltaDr.IsForSale.com](https://www.211DeltaDr.IsForSale.com)



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Wanna talk about practical? This well-designed single story offers great functionality and floor plan AND the versatility to adapt to a family's needs. The layout cites 5 bedrooms but as this Seller uses, there is a generous Study immediately off the foyer (and yet offers a closet & door to the rear hall thus allowing for use as a true 5th bedroom -- note in MLS listed as the 1st bdrm listed after the Primary). As to the remaining bedroom locations, this is truly a split layout -- Primary Suite in rear corner and other, ancillary bedrooms & baths in their own areas, offering privacy (guest suite?). Back to the entry -- high ceilings set the tone for this spacious brick home! Dining Room off Foyer & adjacent to Kitchen, and Breakfast area on other side, nestled between the main Living Room & Keeping Room. Nail down real wood floors in main area (no engineered wood or LVP). Fresh carpet in Primary Suite. And speaking of the Primary Suite, this spacious retreat boasts a sitting area and a large attached bath complete with two walk-in closets. Side-load garage keeps things neat from the street and also provides for plenty of off-street parking (think basketball in the driveway). Well-tended yard in both front & rear, and a relaxing covered back patio with a spacious open area. Roof approx 1 yr, windows approx 2 yrs. A well-regarded gated neighborhood and with a community pool. The Reserve will not disappoint! Seller will consider a flooring

