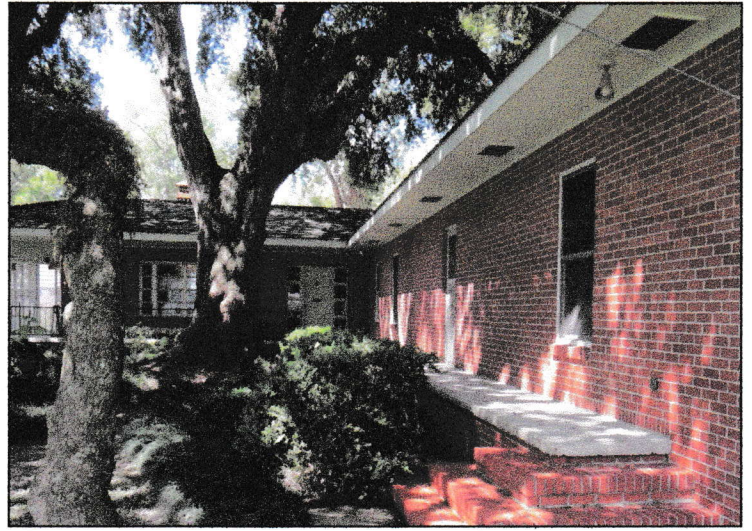


HOME PROFILE

1009 DITCH AVENUE

MORGAN CITY, LA 70380



Home Features

Custom, solidly built, family home on a double lot and designed to complement 2 heritage oaks in a professionally landscaped setting. Built in 1954.

DIMENSIONS

2621 sq. ft. of living area in home.

Additional porch area of 419 sq. ft., which includes a climate controlled sun room.

Lot dimensions 100 feet on front and 159 feet on sides.

HOME

3 bedrooms, 2 full baths, separate living and dining rooms, kitchen, family/great room, and bonus room. Built-in closets and cabinets throughout.

Large kitchen with abundant cabinets, drawer storage, and walk-in pantry. New side-by-side refrigerator, newer 4-burner gas stove with interchangeable grill, and a washer and a dryer in a built-in laundry closet with shelving.

Expansive living room with fireplace and large front windows with view of heritage oaks.

Adjacent dining room with entire wall of built in storage.

Sun room adjacent to living room.

Large family room/great room, with 2 glass side walls with sliding glass doors to the garden setting. A third wall consists of floor to ceiling cabinets, closets, desk, and bench seating areas. The family room addition has a new flat roof installed May 2016 by Tommy Hunt Roofing. See copy of receipt.

Bonus room for sewing/craft/play/office uses.

Long hall with a floor-to-ceiling linen closet and 3 additional double closets.

Generous carport to accommodate a vehicle and boat! Storage area with 2 doors at rear of carport.

MAINTENANCE CONTRACTS

Termite contract with Harris Pest Control. Home and outbuildings inspected and last full treatment in December 2015 with annual follow-up inspections.

Air conditioning and heating systems maintenance contract for service in fall and spring. Contract in place for years with Harris Refrigeration.

CONSTRUCTION FEATURES

Raised pier and beam foundation throughout using bald cypress wood. Solid cypress wood walls.

Solid wood ceilings with celotex tiles installed.

Oak hardwood floors throughout, with vinyl in family room, kitchen, and bonus room.

8 double hung windows with full screens. 3 double pained windows with half screens.

Brick veneer on 100% of house.

Slate roof on original part of house. New flat roof on family-great room addition.

Generous overhangs on all sides of home.

Exterior of house pressure-washed on 9/10/16.

Interior walls, closets, cabinets freshly cleaned and paint-ready.

YARD

Professionally landscaped yard with plenty of shade for cooling and sunny areas for flower and vegetable gardens.

Lawn regularly maintained.

Greenhouse on east side of house.



101 Trevino St.
Berwick, Louisiana 70342
Licensed in Louisiana, USA

FIND US ON FACEBOOK



Call us: 985-380-2770

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Dear Potential Buyers,

First, welcome! Thanks for viewing 1009 Ditch Avenue and considering it for your future home!

Our parents built this custom home in 1954 with “good bones,” a lovely setting with oak trees that are 190 years old, and raised us 5 siblings here. Yes, this home has plenty of space for a new family!

We siblings have fond memories of many celebrations here with wonderful meals prepared by our mom in her big kitchen. The dining room table often accommodated 15+ family and friends at one time! The oaks were fun to climb in, and our dad hung swings for us to enjoy the cool breezes. The front porches were favorite spots to watch our neighbors go by and greet friends and classmates from the Morgan City area. The 1971 addition to the home, my mom called the “back room,” is a wonderful “great room,” perfect for quiet evenings at home as well as celebrations – holidays, weddings, christenings, and just hanging out with the kids and grandkids.

Our mom died in May 2016 at the age of 92, after living here alone as a widow for 17 years. So it's time to start a new chapter with 1009 Ditch. We have emptied the house, manicured the generous yard, cleaned and spruced things up inside and out. This house is ready for a new beginning! You will enjoy this home, make it your own, and create new memories just as we 5 did with our parents for many decades.

Thank you again for visiting, for reading our letter, and we look forward to your offer!

Sincerely,

The 5 Ozio siblings

Carla Loupe, Broker: 985-380-2770

