

Cross Property 360 Property View

4052 SHAWN Drive, Marrero, Louisiana 70072

Listing



Attachments **4** Images **13**

4052 SHAWN DR, Marrero, LA 70072

MLS # **2542824**
 Status **Active**
 Listing Type **Exclusive Agency Listing**
 Dwell Type **Single Family - Detached**
 Parish **Jefferson**
 Area Major
 CityLmt **Yes**
 Parcel # **13**
 Association
 Bedrooms **4** Baths F/H/T **2 / 0 / 2**
 SqFt Living **1,866** SqFt Total **2,432**
 Acres **0.00** Lot Size **71' X 114'**
 Year Built Source **Builder**
 YB Details **TO BE BUILT**
 Legal Desc **SQ. 13, LOT 14, HILLCREST PARK**
 Bounding St **VILLA, PASCAL**

List Price **\$389,999**
 Prop Type **Residential**
 Subdivision
 Limited Service **No**
 Neighborhood **HILLCREST PARK**
 Lot # **14**
 Stories **1.0**
 Year Built Effective
 SqFt Source **Architect**
 Year Built **2026**

Recent Change: 03/13/2026 : DOWN : \$399,999->\$389,999

Public Remarks **LAST LARGE SITE IN HILLCREST S/D-PLANNED ,GORGEOUS ALL BRICK NEW CONSTRUCTION TO BE BUILT, 4 BEDROOM,2 BATH, REAR YARD ACCESS,GRANITE COUNTERTOPS, WHITE SHAKER CABINETS IN KITCHEN, TREY CEILINGS IN MASTER BEDROOM AND GREAT ROOM,LAMINATE IN NON-WET AREA, TILE IN WET AREAS, HUGE WALK IN CLOSET IN MASTERS, SEPERATE LAUNDRY ROOM, STAINLESS STEEL APPLIANCESS ,DOUBLE VANITY IN MASTER, SEPERATE SHOWN AND GARDEN. TUB, X FLOOD ZONE, REASONABLE HOME OWNERS INSURANCE- GARAGE DOOR WITH OPENERS-GENEROUS ALLOWANCES, YOU PICK YOUR COLORS, GREAT FINANCING THRU GULF COAST BANK- WE CAN HAVE YOU IN THIS FINE HOME IN 4 MONTHS**

Agent Remarks **LAST LOT IN HILLCREST, 4 BEDROM, 2 BATHS, YOUR CLIENT CAN PICK ALL COLORS, WE CAN FINISH IT IN 4 MONTHS, GULF COAST BANK DOES THE FINANCING**

General Information								
Style	Traditional	Condition	New	Foundation	Slab	Roof	Seal Tab, Shingle	
Construction	Brick, Frame						Partial	
Ext Features	Window Screens					Fence		
Lot Desc	Regular							
Car Storage	Two, Garage			Other Structures				
WtrFr/Nav	No	Patio	Concrete	Builder		Pool Type	None	
Addl Features	Ceiling Fan, Electric Garage, Granite Counters, Pantry, Pull Down Attic Stairs, Smoke Alarm, Stainless Steel Appliances, Washer/Dryer Hookups						Fireplace	None
Appliance	Disposal, Dishwasher, Refrigerator, Range/Oven						Green Bldg Cer	No
Energy Features								
Heat	One, Central			Air				
Water	Public	Electric	Entergy	Gas		One, Central		
Warranty	Yes	Termite	Yes	ADA Features		Natural	City	
						Sewer Elev Cert Avl	Yes	

Rooms Information

Type	Level	Ceiling	Dimens	Floor	Type	Level	Ceiling	Dimens	Floor
Living Room	L	9	15'6" X 22'	LA	Dining Room	L	8	9' X 8'	TI
Kitchen	L	8	9' X 13'6"	TI	Primary Bedroom	L	9	14' x 17'	LA
Bedroom	L	8	10' X 11'	LA	Bedroom	L	8	10' X 11'	LA
Bedroom	L	8	10' X 11'	LA	Laundry	L	8	8' X 6	TI
Patio	L		12' X 8'	OT	Pantry	L	8	4'x8'	LA
Primary Closet	L	8	10'6'6"	LA	Primary Bathroom	L	8	10' x10'	TI
Foyer	L	9	6'x12'	LA					

Meas. Appx Not Guaranteed **Yes**

Other Features								
Apartment	No	RrYdVhAc	Yes	Bus Service		Clubhouse		
Financial Information								
Owner Name		Owner Home Phone:		Owner Other Phone:		List Date	02/12/2026	
Occupied By	Vacant					Expire Date	06/30/2026	
Lse Purch	No	Ownr May Fin	No	Bond For Deed	No	Original LP\$	\$392,500	
3rd Party/REO	Neither	Sold As Is WOR	No	Sold W Restrict	No	LP\$/SQFT	\$209.00	
Potent Short Sale	No	DOM	32	Activation Dt		Month Town Fee		
HO/Maint Fee	No	HO/Maint Fee \$		HO/Maint Terms				
Showing Information								
Shown By	Appointment			Shown By 2		24 Hour Access		
Showing Instruct						Appt. Cntct #	504-416-3777	
Directions	GO DOWN VILLA AND TURN ON SHAWN							
Contingency:								
Listing Agent Information								
List Agent	Terry A. Friedman			List Office	Horizon Realty, Inc.			
List Agent Phone	(504) 416-3777			List Office Phone	(504) 367-6999			
List Agent Email	horizon1services@aol.com			List Office Email	horizon1services@aol.com			
List Agent Fax	(504) 367-0099			List Office Fax	(504) 367-0099			
List Agent Lic #	000040304			List Office Lic #	000040306			