

Cross Property 360 Property View

4412 PARK SHORE Drive, Marrero, Louisiana 70072

Listing



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MLS# **2540192**
 Status **Active**
 Listing Type **Exclusive Agency Listing**
 Dwell Type **Single Family - Detached**
 Parish **Jefferson**
 Area Major
 CityLmt **Yes**
 Parcel # **1**
 Association
 Bedrooms **3** Baths F/H/T **2 / 0 / 2**
 SqFt Living **1,510** SqFt Total **2,025**
 Acres **0.00** Lot Size **55' X 110'**
 Year Built Source **Builder**
 YB Details **TO BE BUILT**
 Legal Desc **SQ.1- LOT 3, PELICAN BAY S/D-MARRERO**
 Bounding St **SEAGULL & SEA SHORE**

List Price **\$324,950**
 Prop Type **Residential**
 Subdivision
 Limited Service **No**
 Neighborhood **PELICAN BAY SD**
 Lot # **3**
 Stories **1.0**
 Year Built Effective
 SqFt Source **Architect**
 Year Built **2026**

Attachments **5** Images **21**

Recent Change: 01/28/2026 : NEW

Public Remarks **HIGH DEMAND NEIGHBORHOOD PELICAN BAY, MARRERO, X FLOOD ZONE, ELEGANT AND EXCEPTIONAL PROPOSED NEW CONSTRUCTION, 3 BEDROOMS, 2 BATH, BUYER TO PICK ALL COLORS, GENEROUS ALLOWANCES: FEATURES: SEPERATE LAUNDRY ROOM, DOUBLE CAR GARAGE, GRANITE TOPSIN KITCHEN, ISLAND CABINET, WHITE SHAKER CABINETS, LAMINATE OR VINYL PLANK FLOORING ALONG WITH CERAMIC TILE IN WET AREA, ASH TREY CEILINGS IN GREAT AND MASTER BEDROOM, STAINLESS STEEL APPLIANCES, ATTIC STORAGE, MAN MADE MARBLE VANITIES IN BATHROOMS, DOUBLE VANITIES IN MASTER, HUGE SPACIOUS WALK IN CLOSET IN MASTER, SPACIOUS ONE PIECE SHOWER IN MASTER BATH, GARDEN TUB IN MASTER BATH, PARTIALLY FENCED YARD, LOW HOME OWNERS INSURANCE, GREAT FINANCING THRU GULF COAST BANK- BUILDER HAS SEVERAL 3 AND 4 BEDROOM PLANS RANGING FROM 1300-1752 SQ FT- YOU CHOOSE THE PLAN FROM OUR COLLECTION-GAS AND ELECTRIC-A REAL EXCEPTIONAL HOUSE ONLY 4 MONTHS TO COMPLETE-**

Agent Remarks **LET HORIZON HOMES BUILD YOUR CLIENTS HOME IN 4 MONTHS- THEY CHOOSE EVERYTHING-GREAT SUBDIVISION-GAS AND ELECTRIC- GULF COAST BANK DOES FINANCING- SEVERAL 3 AND 4 BEDROOM PLANS AVAILABLE-**

General Information							
Style	Traditional	Condition	New	Foundation	Slab	Roof	Seal Tab, Shingle
Construction	Brick, Vinyl Siding					Fence	Partial
Ext Features							
Lot Desc	Regular			Other Structures			
Car Storage	Two, Attached, Garage			Builder		Pool Type	None
WtrFr/Nav		Patio	Concrete			Spa	
Addl Features	Cathedral Ceilings, Ceiling Fan, Granite Counters, No Carpet, Pantry, Pull Down Attic Stairs, Security System, Stainless Steel Appliances					Fireplace	None
Appliance	Disposal, Dishwasher, Microwave, Range/Oven					Green Bldg Cer	No
Energy Features	Insulation						
Heat	One, Central, Gas			Air	One, Central		
Water	Public	Electric	Energy	Gas	Natural	Sewer	City
Warranty	Yes	Termite	Yes	ADA Features	Yes	Elev Cert Avl	Yes

Rooms Information									
Type	Level	Ceiling	Dimens	Floor	Type	Level	Ceiling	Dimens	Floor
Living Room	L	9	24'6" X 14	LA	Kitchen	L	8	11' X 9'	TI
Dining Room	L	8	10'9" X 9	TI	Pantry	L	8	4' X 5'	TI
Foyer	L		10'2" X 6'8"	OT	Garage	L	8	19' X 21'	OT
Laundry	L	8	6' X 10'	TI	Patio	L		8' X 10'	OT
Primary Bedroom	L	9	15' X 14'	LA	Bedroom	L	8	10' 6" X 10'6"	LA
Bedroom	L		10'6" X 10' 6"	LA					

Meas. Appx Not Guaranteed **Yes**

Other Features							
Apartment	RrYdVhAc	No	Bus Service	Clubhouse			
Financial Information							
Owner Name	HORIZON	Owner Home Phone:	Owner Other Phone:			List Date	01/27/2026
Occupied By	Owner					Expire Date	06/01/2026
Lse Purch	No	Ownr May Fin	No	Bond For Deed	No	Original LP\$	\$324,950
3rd Party/REO	Neither	Sold As Is WOR	No	Sold W Restrict	No	LP\$/SQFT	\$215.20
Potent Short Sale	No	DOM	1	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		Appt. Cntct #	504-416-3777
Showing Instruct							
Directions	GO DOWN LAFITTE LAROSE HWY, TURN RIGHT ONTO PARK SHORE						
Contingency:							
Listing Agent Information							

List Agent [Terry A. Friedman](#) 
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Prepared By: Terry Friedman

Information Deemed Reliable, Not Verified or Guaranteed

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