

See The Plans NOW!



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**\$553,895**  
4BD/2.5BA | 2,357 SF

*1161 Audubon Parkway, Madisonville*

**NEW CONSTRUCTION**  
**BEDICO CREEK PRESERVE - BEDICO TRAIL II**

This is a practical open floorplan made perfect. The living area overlooks the rear patio from a light cheery wall of windows and features a lovely fireplace and exposed beam ceiling. A spacious kitchen has an island with a double sink with both a pantry and a butler's pantry off the dining area. Dining area opens directly onto the patio for easy entertaining. The primary bedroom suite offers dual bath vanities and a separate shower and tub. Walk from the bath directly into a sprawling closet space. The other bedrooms share a bath. Separate office/study easily accessible from the front entry. Mud room. Laundry room. Two-car garage. Much more!

*Revised 11.16.22*

Your **BEDICO CREEK** Sales Pro



*Kelly Waltemath*

**TEAM LEADER**  
**Realtor®**  
Licensed in LA



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**THE KELLY WALTEMATH GROUP 2021 TOTAL SALES \$19,119,869**