

ESTIMATED COMPLETION JUN  
2025



1751 Rouzan Avenue

2,241  
SQ.FT

3  
BEDS

2.5  
BATHS

355  
LOT

**\$650,528**

The Louise is a two-story home with just over 2200 sq feet and features three bedrooms, two and a half baths, an office and a loft! Enter this home from the very inviting front porch with bricked steps and a hanging gas lantern into the large open living and dining room which both overlook the front porch/streetscape bringing in tons of natural light. The living room is separated from the kitchen by an exposed beam and features a vent-less gas fireplace with room for “optional” built-in wall units. The gourmet kitchen is complete with custom painted cabinets with extended uppers, 5” hardware pulls and under cabinet lighting, large center island with 30” single basin farm sink and over hanging pendant lighting, stainless appliances including a 36” gas Wolf cooktop, single wall oven and built in microwave, Calacatta Nebula stone counter surfaces, Artisan 5x5” white tile backsplash and a separate walk-in back kitchen with a built in pantry. The master suite is downstairs located off the rear of the home with a spa like bath featuring dual vanities, Carra Luxe stone countertops, custom framed mirrors, a separate soaking tub, custom tiled shower with a seamless glass enclosure and a large walk-in closet. The office, spacious laundry room and a mudroom are located downstairs off the garage entry. The second story features two bedrooms, full bath with dual vanities and an open loft. The yard will be professionally landscaped and fully sodded.



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