

HISTORIC LOUISIANA HOME FOR SALE

BRAITHWAITE, LOUISIANA

\$1,790,000



Chris Talbot, Real Estate Agent | 504-319-1452

TALBOT
REALTY GROUP



MARY PLANTATION BRAITHWAITE, LA

Talbot Realty Group is pleased to present this rare opportunity to be part of a historical landmark that has become a mainstay of Southern Louisiana. Located on the Mississippi River just 25 miles South of downtown New Orleans, Mary Plantation has the distinction of being on the National Register of Historic Places; however, its renovations and

recent updates have created a charming destination experience like no other. The ±7,475 SF Main House provides options for upscale events or a grand family home on ±10 acres. This specialty asset captures a variety of possibilities for usage and can host events for up to 200 guests. The offering includes FF&E (see list of exclusions).

This property exposes the best of Southern Louisiana with wide open spaces, oak trees, and skyline views of downtown New Orleans. The grand porch and patio area offer 3,961 SF of entertaining space. The interiors allow abundant light and perspectives that captivate occupants in any season. The 10-room Main House includes 3 bedrooms and 2.5 bathrooms. The Upriver Guest House provides an artfully arranged getaway with garden views. Construction is complete on the Downriver Home, which provides housing for a property caretaker. The offering includes a 2-bay metal building to house equipment and supplies.

The Seller has made a long list of recent improvements to the property, including, but not limited to:

- Installation of a new slate roof - complete redecking, ice and water shield
- Exterior paint and overall electrical updates
- Plumbing - new pex line from main house to front of property, replacement of plumbing valves, etc. in main house
- Parking - stone rock installation
- New dormer windows (3rd floor), and picture windows over 4 of 5 french doors
- Uplighting of oak trees

OWNER FINANCING AVAILABLE.

The seller is offering to finance the sale. Please contact the agent for terms.



HIGHLIGHTS

- 10± Acres
- 3 Houses + Storage Building
- Main House
 - 7,475 SF Total
 - 3,514 SF Living
 - 3 Beds/2.5 Baths
 - 3,961 SF Porch/Patio
 - 4 Fireplaces
- Up-River Guest House:
 - 1,764 SF
 - 1 Bed/1 Full Bath, 3 Half (1 ADA)
- Down-River House:
 - 1905 SF
 - 3 Beds / 2 Baths

OFFERING DETAILS

List Price	\$1,790,000
Selling Finance	Flexible Terms
Usage	Residence or Events Venue
Website	Click HERE
Drone Tour	Click HERE
History and Renovations	Click HERE
Built	c. 1795 + additions c. 1827
Updated	2020-22
Parish	Plaquemines, LA

*SF are approximates



MAIN HOUSE



MAIN HOUSE



MAIN HOUSE



MAIN HOUSE



UPRIVER GUEST HOUSE



UPRIVER GUEST HOUSE



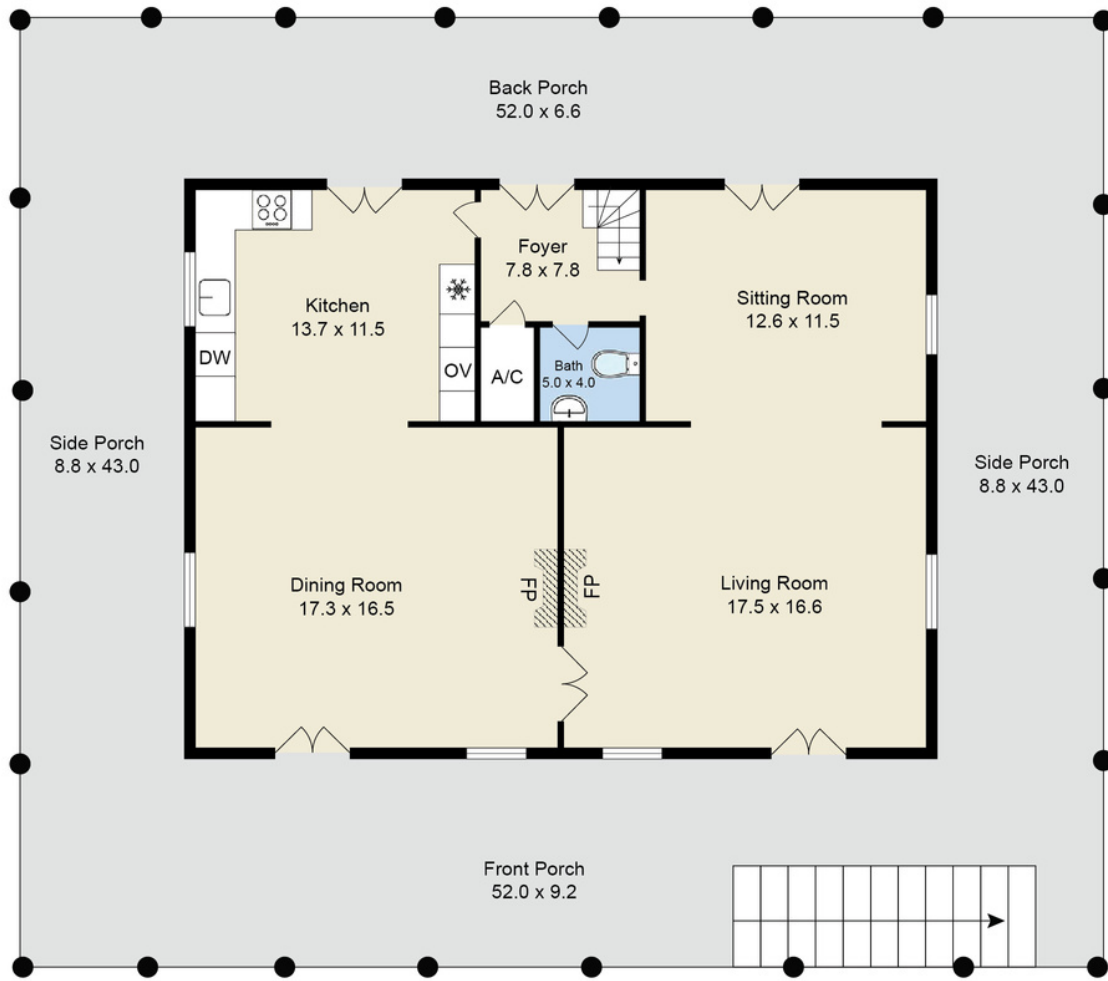
GROUNDS



ADDITIONAL LIVING QUARTERS + STORAGE BUILDING



MAIN HOUSE FLOOR PLAN- 1ST FLOOR



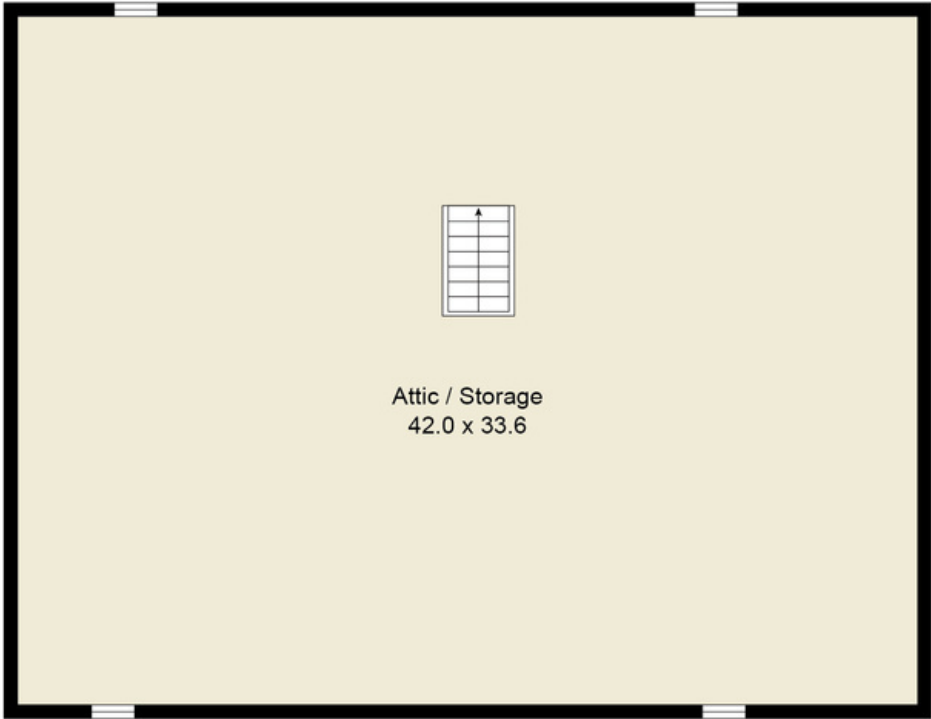
1st Floor Main House

MAIN HOUSE FLOOR PLAN- 2ND FLOOR



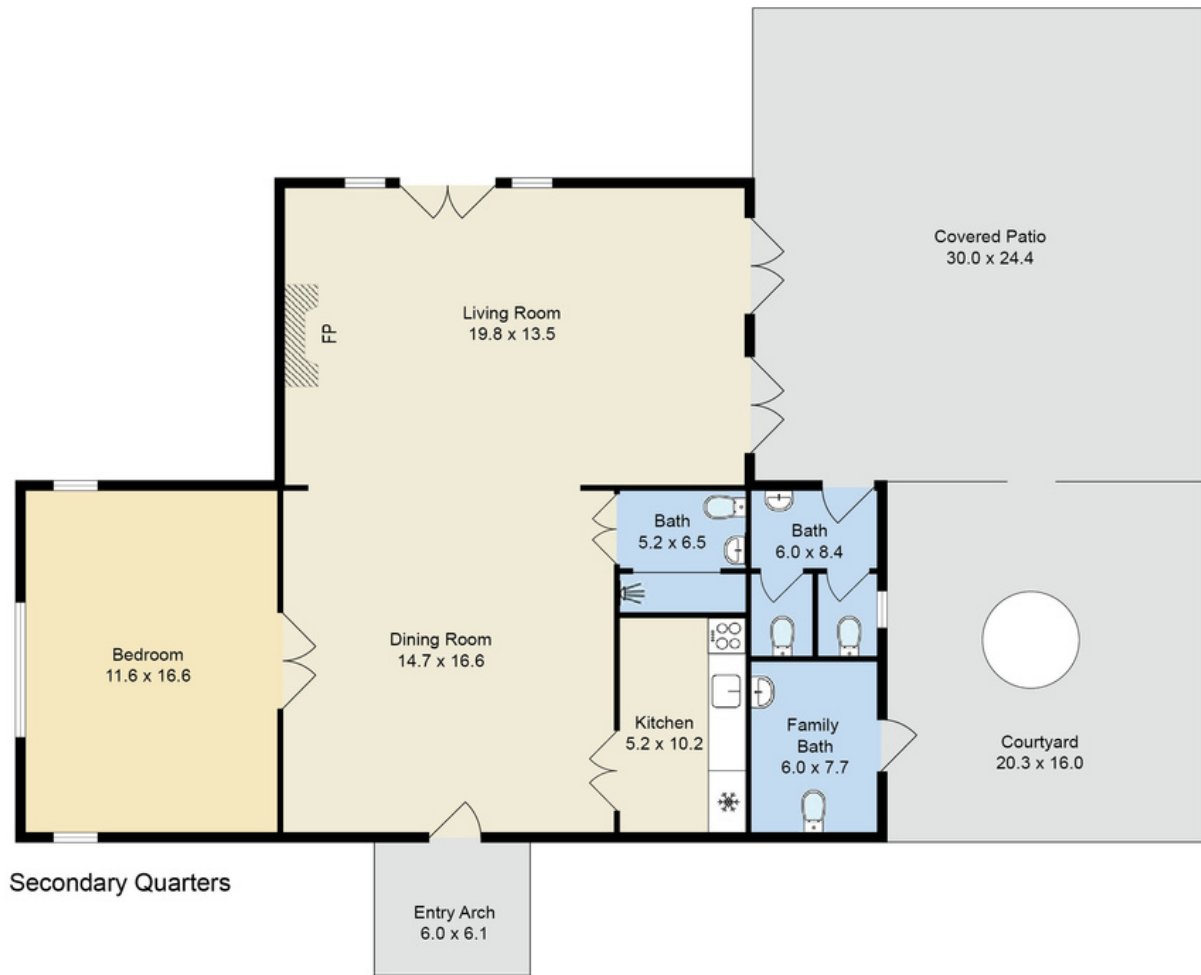
2nd Floor Main House

**MAIN HOUSE
FLOOR PLAN- 3RD FLOOR**



3rd Floor Main House

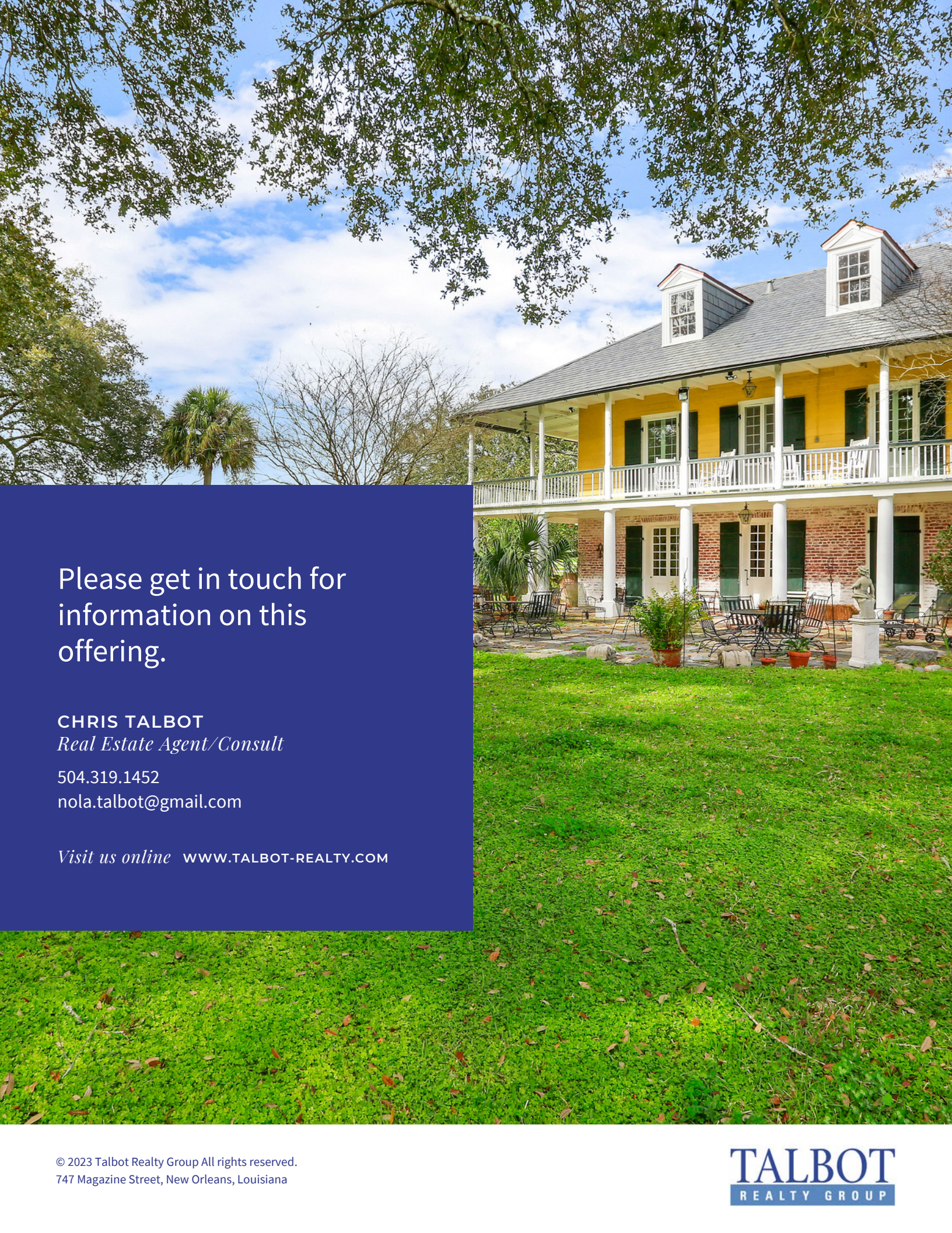
UPRIVER GUEST HOUSE



ADDITIONAL LIVING QUARTERS



Living Quarters



Please get in touch for
information on this
offering.

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