

**3 BR • 2 BA**  
**1,698 SF Living**  
**2,283 SF Total**

# 40001 CHAMPION TIF

PELICAN POINT • GONZALES, LA 70737

- Open Floor Plan
- Gourmet Kitchen with Island
- Granite Tile Countertops
- Ceramic Tile Flooring in Main Living Areas
- Master Suite with Large Bath and Walk-In Closet
- Built-In Cabinetry Throughout Home
- Covered Porch and Patio
- Two-Car Garage
- Lake View



## EXPERIENCE THE RESORT LIFESTYLE...

36 Holes of Golf  
3 Clubhouses  
2 Pro Shops  
Practice Facilities  
Mulligan's Grill  
Banquet Facilities  
Outdoor Pavilion & Deck

Lighted Tennis Courts  
Softball & Soccer Field  
Golf & Tennis Lessons  
36 Lakes Throughout  
Jr. Olympic Pool  
Volleyball Court  
Playground

Guarded Community  
Lush Landscaping  
Social Events  
Monthly Family Activities  
Community Shopping  
Ralph's Market  
...and much more!

  
**Pelican Point**  
*Resort Living*

**225.746.1257**  
**877.735.7646**

**WWW.LIVETHEPOINT.COM**