



MLS Client View - Lots/Land			
MLS#	2017012869	Status	Active
Class	Lots/Land	Acres	0.18
Property Type	Residential Lots	Mineral Rights	CONVEYED
Address	21160 DIVERSION CANAL RD		
City	Maurepas	Income	
State	LA	Divisible	
Zip	70449	Wetlands	
List Price	\$20,000	Zoning	
		Easements	



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Additional Photos



General Property Information:

Area	LIV MLS Area 81
Parish	LIVINGSTON
In City Limits	
Subdivision	Three Rivers Island
School system	Livingston Parish
Occupied By	NEW (Never Occupied)
Bonus	No
Type Timber	
Mobile Allowed	No

Map Page	
Map Key	
Lot #	92
Mineral Rights Desc	
Mineral Rights Owned %	
Mineral Rights Leased	
Cleared %	
Crop %	
Wooded %	
Timber Value %	
Pasture %	

Assn Fee \$/Year	600
Environmental Hazards	
Legal Description	Lot 92 of Three Rivers Island 2nd Filing in Sec 31 & 32-9-5
Assn Fee	REQUIRED
Lot Dimensions	43 x 125 x 53 x 250 x 10 x 125
Min SqFt	
St. Front (Ft)	0

Public Remarks & Directions

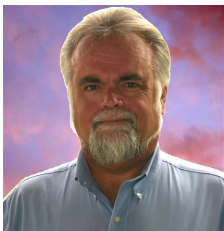
Building lot on Three Rivers Island with rights to 21 feet of waterfront. A 20 x 20 dock is included. PLEASE NOTE: THREE RIVERS ISLAND IS A GOLF CART COMMUNITY. THERE IS NO STREET ACCESS. ACCESS IS VIA GOLF CART, BOAT, OR PEDESTRIAN TRAFFIC.

I-10 to Exit 182. Hwy 22E for 12.3 miles. Turn Right onto River Highlands Dr and proceed to the end. Walk or take golf cart onto Three Rivers island. Lot is on the

Property Features

FINANCING	Cash Fin
IMPROVEMENTS	None
LOCATION	Rural
LOT DESCRIPTION	Level Lot, Waterfrontage Lot
PRESENT ZONING/USE	Res Single Family
PRICE INCLUDES	Land Incl, Other Incl

RESERVED	No Resrv
RESTRICTIONS	Building Restrict, Covenants Restrict, Deed Restrictions, No Subdivide Restrict
ROAD FRONTAGE	No RFrontage
SHOWING	Show Anytime
SUBDIVISION AMENITIES	Subd Community Pool
UTILITIES	Cable Available, Electric Available, Fiber Optics Cable, Telephone
WATER/SEWER	Comm. Sewer, Comm. Water
WATERFRONT	Water Access, Bayou/River Front, Dock/Mooring, Water View
SPECIAL SALES TYPE	As Is



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