

Residential - Detached Single Family -
MLS# 2017006729 **ListPrice** \$210,000
Status Active **LivingSqFt** 1,350
Address 21270 DIVERSION **List \$/SqFt** 155.56
 Maurepas LA **Bedrooms** 2
Zip 70449 **BthFull** 2 **Bth Part**
Parish LIVINGSTON **#Stories** 1 **Pool N**
Area LIV MLS Area 80 **Year Built** 2011
MapPage **Map Key** **Apprx. Age** 06-10 Years
Subdiv Three Rivers Island **Zoning**
Schsystem Livingston Parish **Style** Cottage Style
Directions I-10 to Exit 182. Hwy 22 W for 9.7 miles. Turn right onto River Highlands Drive. Follow to end. Take golf cart or walk to Three Rivers Island. House is

Click photo to enlarge or view multi-photos.



Legal **Lot #** 145-149
Builder Randy'S Framing L.L.C. **Model Name** Custom Built



Remarks Custom built waterfront home on nearly three quarters of an acre. Home is well above flood stage and remained dry during the August 2016 flood. It sits five separate building lots overlooking the Diversion Canal. What a great place to slow down and enjoy the peace and serenity that this waterfront gem has to offer.

Lower SqFt 1,350	Upper SqFt	Cvrd Porch SqFt	Carport SqFt
Garage SqFt	Storage SqFt	Apx Total SqFt 1,950	Source SqFt X
Assn Fee REQUIRED	Assn Fee \$/Yr 600	HOA Term	Mineral Rights CONVEYED
Warranty	Lot Dim 83 x 375	St. Front (Ft)	Acres 0.700000

Room Type	Lvl	Dimensions	Room Type	Lvl	Dimensions
BEDRM:MASTER	1	14.4 x 14.4	MASTER		
BEDRM:ADDITNL	1	14.4 x 12.4	BEDROOM		
LIVINGROOM	1	20.3 x 14.1			
KITCHEN/DINING COMBO	1	20.3 x 14.0			

Constrc	Siding Vinyl Siding	Parking Off Street Parking, Other Parking
Fndatn Piling/Stilt Found	Roof	Floors
Cooling Central Air Cool	Firepicl	Fence
Heating Central Heat	Lot Waterfront Lot	
Finance Cash Fin, Conventional Fin, FHA Fin, FMHA/Rural Dev Fin		

Interior

Exterior

Kitchen

Amenities

MiscEquip

Sold Date	Sold Price	Sold Price/LvSqFt 0.00	Sold Terms	DOM 20
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"--Information deemed reliable but not guaranteed-- The property's listed/sales price is based on the value as whole, which includes many factors and it's not based upon the square footage of the property."