



Don E Stern
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MLS Client View - Lots/Land			
MLS#	2017012613	Status	Active
Class	Lots/Land	Acres	0.12
Property Type	Residential Lots	Mineral Rights	CONVEYED
Address	20276 DIVERSION CANAL RD	Income	
City	Maurepas	Divisible	
State	LA	Wetlands	
Zip	70449	Zoning	
List Price	\$20,000	Easements	

Additional Photos



General Property Information:

Area	LIV MLS Area 81	Map Page		Assn Fee \$/Year	600
Parish	LIVINGSTON	Map Key		Environmental Hazards	
In City Limits	No	Lot #	150	Legal Description	Lot 150 of Three Rivers Island 2nd Filing
Subdivision	Three Rivers Island	Mineral Rights Desc		Assn Fee	REQUIRED
School system	Livingston Parish	Mineral Rights Owned %		Lot Dimensions	43 x 125
Occupied By	NEW (Never Occupied)	Mineral Rights Leased		Min SqFt	
Bonus	No	Cleared %		St. Front (Ft)	0
Type Timber		Crop %			
Mobile Allowed	No	Wooded %			
		Timber Value %			
		Pasture %			

Public Remarks & Directions

Build your weekend get-away or dream home on this waterfront lot located on Three Rivers Island. The lot has water frontage on the Diversion Canal.

I-10 to exit 182. Follow LA 22 E for about 14 miles. Turn right onto River Highlands and follow to the end. Rent a golf cart at the store or walk to Three Rivers Island.

Property Features

FINANCING Cash Fin	RESERVED No Resrv
IMPROVEMENTS None	RESTRICTIONS Building Restrict, Deed Restrictions
LOCATION Rural	ROAD FRONTAGE No RFrontage
LOT DESCRIPTION Waterfrontage Lot	SHOWING Show Anytime
PRESENT ZONING/USE Res Single Family	SUBDIVISION AMENITIES Subd Community Pool
PRICE INCLUDES Land Incl	UTILITIES Cable Available, Electric Available, Fiber Optics Cable, Telephone
	WATER/SEWER Comm. Sewer, Comm. Water
	WATERFRONT Water Access, Bayou/River Front, Water View
	SPECIAL SALES TYPE As Is



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