

**August
New Construction**



**3 bedroom / 2 bath
\$130,000
W. Monroe, Louisiana**



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BUYERS - Search Homes - For Sale - Poverty Point Lake Lot # 2 - Delhi, LA

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LOCATION, LOCATION, LOCATION

Poverty Point Lake, Section 14, Township 18, North-Range 9 East.
C. J. Russell Road
[Map](#)

PROPERTY:
Lot # 2

BUILDING RESTRICTIONS:

Property must adhere to the Poverty Point Building Restrictions

PARISH:
Richland

SUBDIVISION:
Poverty Point Lake Parcel No. 18
Conv. Bk. 346, page 247

PRICE:
\$50,000

STYLE:
In accordance with Poverty Point Building Restrictions

WATER:
All lots have 2" water line

SEAWALL SPECIFICATIONS:
No seawall needed

WAKE ZONE:
NO WAKE zone area. Built-in wave breaker

LAKEFRONT:
On 2 sides of the property

ACREAGE:
.61 acres, 100+ feet waterfront

WATER:
City

SCHOOL DISTRICT:
Richland Parish Schools
Elementary:
Middle School:
High School:

SECURITY:
Nothing to steal
yet **SELLERS TIME FRAME:**
Make offer today

CONTACT INFO:
Phone: (318) 361-9559
Email:
ron@prohomeowner.com

-click pictures to see larger view-



Middle of Lot 2
Congressman's home is in the distant middle of this picture



As you approach Lot 2



This view is from Lot 7 across the water to Lot 2

Waterfront property on the new lake. You are standing where your kitchen will be located in your big, beautiful, luxurious home.

This is the scene as you drive up the road to Lot 2. Some of your waterfront is on the right side of the road.

You see some of your waterfront in the forefront of the picture.

Quick directions: Interstate 20 to Delhi. On Hwy 17 north, drive 7 miles to Warden. After you see the Warden sign, C.J. Russell Road the first blacktop road on the right.

Homeowner Comments: The lots are the best on the lake! With no wake zone, you won't be spending up to \$30,000 for a seawall. The south part of the lake has already lost about 4 feet to erosion. We have 8 lots total, with ProHomeowner.com marketing Lot 2 and Lot 7. Lot 7 has a very beautiful Oak Tree. The golf course will be across the street from these lots, but aren't sure which number green you will be able to see from them. The lots are about a quarter mile from Hwy 17, so you won't have the noise from the main highway. If this area is good for a representative to build his home, then you know it really is the best area on the lake.

The prices are firm because the property value will increase after the golf course is built and the area reaches its full potential. these lots.