

HOME FINDER'S *Guide*

August 2019
Volume 34 Issue 2

Featuring Real Estate for Sale in the Greater Lake Charles and Jeff Davis Parish Areas

Resort Style OUTDOOR LIVING



Cover Home Offered By:
For Additional Information
See Page 75



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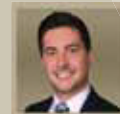
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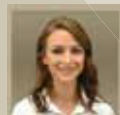
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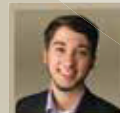
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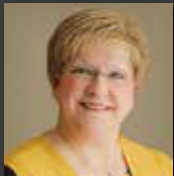
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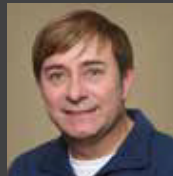
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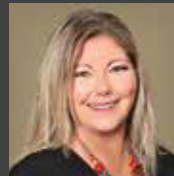
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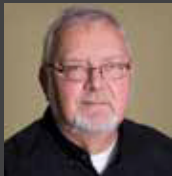
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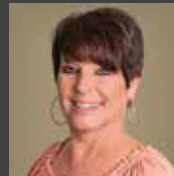
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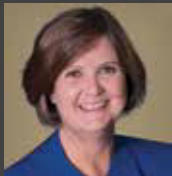
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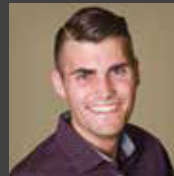
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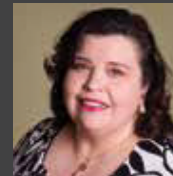
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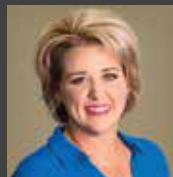
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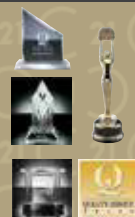
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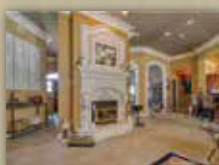
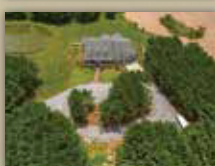
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5684 Monarch Way, Lake Charles

Minutes from town lies this thoughtfully designed & beautifully crafted traditional home situated on over 6 acres. Property opens onto scenic water views in addition to a private stocked pond. Restricted subdivision requiring 50 ft tree buffer creates a private & secluded setting with the home at the end of a long tree lined drive. Over 4700 sq ft 4 bedrooms & 3 full baths with 2 half baths. Gameroom upstairs could be 5th bedroom. Living has fireplace & three sets of french doors leading out to oversized covered patio with fireplace & outdoor kitchen. Stunning kitchen with custom cabinetry, Bosch & Thermador appliances & large eat in working island with breakfast area. Separate formal dining room & study flank the charming foyer with gorgeous staircase detailed with iron railings. Handsome wet bar with wood cabinetry & ice maker. Master en suite boasts master bath with separate vanities, wet areas & closets. Private porch off master sitting area. Tasteful & timeless throughout. MLS#180475 \$985,000 www.hfguide.com/654987



3655 Paul White Road, Moss Bluff

Stunning custom 4/3.5 home sits tastefully on 3.44 fenced acres in Moss Bluff. This mint condition property offers large rooms and high-end surfaces, appliances, fixtures, 12' ceilings, columns, arched walkways, fireplaces, in ground pool, oversized patio areas, manicured grounds, and raised flower beds. Home offers new a/c units, designer fencing, sprinkler system. Horses welcomed as home has 60 x 36.5 barn. Flood insurance is typically not required by lenders, Flood Zone X. MLS#180351 \$548,800 www.hfguide.com/653179

6628 Ursan Drive, Sulphur

Custom built home on sixteen acres with waterfront access to Moss Lake. Scored and stained concrete flooring throughout this two bedroom, two bath home. Beautiful wood burning, double sided fireplace separates the living area from the kitchen. The kitchen boasts custom wood cabinetry and granite countertops, along with stainless appliances. Master en suite with ample counter space and storage, jetted tub and separate shower. Screened in porch offers a relaxing space to enjoy the expansive views. Workshop is 60 x 32 inside with a full covered area of 80 x 66, along with a covered prep area with sink. Generac generator powers the entire home, and there are two- 75 gallon Propane tanks. It's worth the drive to see all that this property has to offer. MLS#180340 \$525,000 www.hfguide.com/652724



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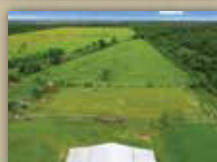


176 High Hope Road, Sulphur

FROM CYPRESS BEAMS & MANTLE to exterior cypress tongue & groove ceilings, this southern charmer sits on a near 3 acre tract of land just minutes from town and industry. It features more bells & whistles than can be mentioned here. 4 bedrooms/3.5 baths, and upstairs bonus room, formal dining area, separate storage room in the garage and half bath near the patio outside for the addition of a pool. Upgraded quartz countertops & brick archways set the tone for the many hidden features this one offers. With 12' ceilings in the living room & 10' throughout, all 8' doors and exquisite custom cabinetry, this is a must see soon before missing out. With large walk-in closets, storage under the stairway & over 3200 sq feet of living area this home has awesome space for entertaining. The outdoor patio is simply lagniappe with built in icemaker, cooler & tv above the second fireplace. Home has 2 tankless water heaters, 500 gallon buried propane tank, soft close cabinetry and so much more. \$475,000 MLS# 180312 www.hfguide.com/651951

1588 Gene Sonnier Road, Vinton

STUNNING COUNTRY RETREAT ON OVER 51 ACRES! This incredible property is on a dead-end road minutes from Delta Downs and features 4 bedrooms/2 bathrooms and bright, open living spaces. The lower level has a split floor plan providing maximum privacy for the 3 bedrooms located there. The living room has a gorgeous stone fireplace and a wall of windows overlooking the picturesque land. A HUGE 4th bedroom and a large game room are upstairs. Walk-in attic access and great closets provide ample storage. Outside you will find a fantastic workshop with additional roof overhang on 2 sides, a 20 X 50 horse barn with feed room, a lighted riding arena, 3 pastures, a livestock pond and much more. Flood zone "X" where flood insurance is not typically required. Country living with easy access to Lake Charles, Sulphur, Cameron or Eastern Texas communities - it doesn't get better than this! \$549,500 MLS#180309 www.hfguide.com/651281



4830 W Shoal Creek Road, Lake Charles

STYLISH FRENCH COUNTRY inspired designed by Michael Murphy. Just under 4000 square feet featuring three living areas, four bedrooms and three and a half baths and significantly updated by current owner. Living room has fireplace and a wall of windows overlooking over sized covered patio. Separate formal dining with butlers pantry leading to beautifully updated kitchen with marble countertops, painted custom cabinetry and stainless steel appliances. Beyond a brick arched wall flanks a large keeping room/den with another fireplace, vaulted ceiling and gorgeous windows overlooking privacy fenced back yard. Master en suite also has updated bath and separate closets. Second bedroom is also downstairs with full bath and perfect for an office. Upstairs are two bedrooms and one full bath with media/gameroom. Landscaped and sprinkler system. \$735,000 MLS#179220 www.hfguide.com/615255



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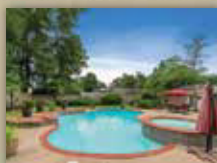
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1215 Belle Alee Lane, Lake Charles

In Holly Hill area, containing 4273 sq. ft. on .48 acres, this beautifully maintained 4 bedroom, 3.5 bath brick home w study is a premier build by Russell Stutes offering very special curb appeal complete with mature/manicured landscaping. The residence offers a 32 x 9 shop & a stunning in-ground covered pool which is plumbed for gas to heat pool, though current seller has not connected that feature. Interior offers granite, real wood, abundant storage, downstairs master, and 22 x 25 downstairs game room. Also offered are a coffee bar, gas fireplace, and 3 HVAC units for zoned heating and cooling. Storm plywood panels cut to fit all windows are stored in the attic. Home has formal living and dining as well as large den. Property sits in Barbe School District and in flood zone X where flood insurance is typically optional for which home owner pays \$450/year. MLS#179171 \$435,000 www.hfguide.com/649823



1200 N Bayouwood Drive, Lake Charles

One story traditional centrally located off Holly Hill Road. Home features two living areas with separate formal dining room. Kitchen boasts custom cypress cabinetry, granite countertops, stainless steel appliances and eat in bar flanked by cozy breakfast room. Handsome den with a wall of built ins leading to sunroom with vaulted wood ceiling overlooking beautifully landscaped backyard. Hours of outdoor relaxation with a gunite pool and hot tub including water features and plenty of open patio for outdoor entertaining. Home has four bedrooms and three full baths. Many updates throughout. Home built with reclaimed brick from Majestic Hotel. Privacy fenced backyard. MLS#179138 \$359,500 www.hfguide.com/649031

2436 Mallard Street, Holly Beach

Relax on the porch this well-built vacation home or permanent residence and enjoy the breeze from the Gulf of Mexico. The kitchen functions as an eat-in kitchen now but the living room is large enough for a dining area. Custom maple cabinets and granite counters with travertine backsplash complete this large kitchen. Third bedroom is currently used as an office. Two large bathrooms contain porcelain tile and hall bathroom includes enclosed laundry area with stackable washer and dryer. The steel built 40x40 garage/workshop has one 12x12 door and three 12x10 roll up doors, 2 of which are in the front and 2 in the back. Additional features include an elevator, working storm shutters, hardy plank siding and fish cleaning station. House was built to withstand 130 mph winds, has underground utilities and a sprinkler system in yard. This property is loaded with amenities! MLS#177677 \$362,000 www.hfguide.com/627022



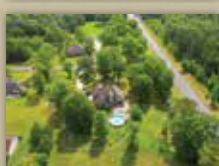
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1203 Rigel Drive, DeQuincy

If you want or need to be close to plants, refineries and all of the growth Lake Charles, Sulphur and surrounding areas offer but not in the middle of it, this is the one for you. This large 4/3.5 home is the complete package and awaits its new owner with over 3100 sq ft of living area, a shop, pool and so much more. It sits on over 2 acres with lots of shade trees, a fenced in area and an extra large 857 sq ft wooden deck. Its the ideal home for entertaining and large gatherings, is in excellent condition and lies in flood zone X where flood insurance is typically not required. The large media room and bonus space upstairs are simply lagniappe and allow the extra noise to be contained to the outside and upper level of the home. With high ceilings, generously sized rooms, a breakfast area, formal dining room and office, this one is a true must see to appreciate and cant be built today for this price. Call today to schedule your showing. Packages like this are a rare find. MLS#177440 \$375,000 www.hfguide.com/640234

9578 Simon LeBleu Road, Lake Charles

Looking to escape the hustle and bustle of busy city life? South Lake Charles is where you will find this spacious, 4BR/4BA on over 5 acres. Beautiful sunrises and sunsets are just a couple of the benefits you are sure to enjoy from the front or back porch of this over 5300 square feet home. Entertaining is quite easy in the large living and game rooms with a full, keg-ready bar, equipped with an ice machine for those summer afternoon bar-b-q's and crawfish boils. Each bedroom has its own separate bath while the Master is finished with a large Jacuzzi tub and tiled shower. This home has a fully functioning mother-in-law suite/ apartment with a kitchenette and is currently tenant occupied. The properties pond has an island and is the hot spot for area ducks and geese. There's far too many amenities to list so schedule your showing today to see all what this one has to offer. MLS#177227 \$555,000 www.hfguide.com/631848



2836 Bordelon Road, Moss Bluff

Unbelievable and amazing is what this one is...this 5BR/6BA home is the definition of pure class and quality craftsmanship. There isn't anything that wasn't thought of while designing and building this Smart home. From its exterior Porte Cochere, the interior basketball court/gym, the 6 car heated/cooled garages and the exquisite finishes and woodwork, this home is unlike anything you've seen. The large open/split layout features a chefs dream kitchen with all Viking appliances and 2 islands finished with exotic slabs, cypress beams, and intricate ceilings and tile work. All foam insulated and equipped with a generator, lush landscaping with irrigation, a theatre, heated pool with waterfall, zip-line, in-ground trampoline, this beauty is impeccable and has too many upgrades and features to list. The outdoor kitchen with commercial grade appliances and remote roll-up doors overlooks the saltwater pool and swim-up bar. Call today to have an Amenities list sent to you. A MUST SEE! MLS#176119 \$1,500,000 www.hfguide.com/617496



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4324 Dorothy Jane Drive, Sulphur

Truly one of a kind custom home! Custom cabinets throughout! 3 bedrooms 3.5 baths! Oversize living area with fireplace and 2 sets of French doors leading to tranquil outdoor living! Granite! Transom windows over doorways! Leaded glass front door! 26x32 gameroom! Weight room! Office/4th bedroom! Gorgeous inground pool with jets, heat, bench and table! Shop with electricity and water! Beautiful landscaped yard! Perfect for entertaining! MLS#176059 \$394,900 www.hfguide.com/637171



200 Dartez Road, Longville

Look no further for your own private retreat. Nestled on over 4 acres of land, this 1 owner custom home was built for relaxation with a country view. With over 16 picture windows spanning over a 3 story tall wall, this beautiful feature allows an abundance of natural light to pour thru the living areas, giving the most tranquil sentiment for family and guests alike. The spacious kitchen features beautifully laid slate floors, custom cabinets made from Knotty Alder wood, walk in pantry, as well as upgraded appliances and lighting. Master spa like bath is host to a oversized soaking tub, custom tiled shower as well as custom fixtures. This home is a true must see to appreciate property. MLS#175989 \$360,000 www.hfguide.com/636348

1248 Walnut Drive, Moss Bluff

Located in the cul-de-sac you will find this 4 bedroom, 3 bath home in a park like setting. Beautifully maintained with spacious rooms and storage this home is sure to please! Fourth bedroom and bath are separate and would be a great "mother in law", man cave or craft room. The entire home including the garage has crown molding. Garage is over sized with cabinets, room for two vehicles and storage for all your extras! Seller reserves workbench. Workshop in backyard is 16x12 and remains. Flood zone X means flood zone is typically not required by lender. MLS#175810 \$359,000 www.hfguide.com/635427



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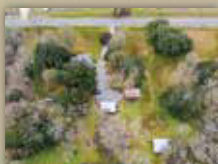
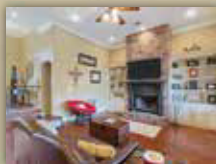


3616 Colette Drive, Sulphur

Beautiful home in the gated Forest Park Subdivision with 4 bedrooms, 2.5 baths plus a spacious media room/game room. The foyer has a 20 vaulted ceiling and iron spindles on staircase leading upstairs. It has an open floor plan featuring a formal dining, kitchen with an abundance of cabinets, granite counter tops, large pantry, small desk area, stainless appliances and island. The master suite boasts of granite counters, double sinks, soaking tub and separate shower, spacious master closet with built-ins. The circle drive for extra parking and beautiful landscaped yard are just one of the extras this home has to offer. MLS#174567 \$387,000 www.hfguide.com/608301

2867 Paul White Road, Moss Bluff

This French Country, custom built home is situated on 5.61 acres in Moss Bluff and is in flood zone X. It boasts of 12' ceilings in the main living area with 9' in the remainder of the home. Some amenities include custom cabinets, granite counter tops and stainless appliances, as well as an over-sized island with seating and plenty of storage. The living room has a custom fireplace with built-ins on each side as the focal point and windows that allow for a panoramic view of the rear acreage. The master bedroom is a peaceful retreat and the master closet is phenomenal. The master bath boasts of double sinks, a separate vanity area, soaking tub, walk-in shower and separate toilet area. The second floor has a sitting area, full bath and a 4th bedroom that could be used as a game room or whatever you choose. Enjoy the outdoors under the covered patio with plenty of room to roam. The 24 X 30 workshop has a large sliding door for your convenience. MLS#172086 \$459,000 www.hfguide.com/622596



17464 Hwy 102, Fenton

Situated on 20 acres with home surrounded by gorgeous mature oaks makes this two story traditional the ideal setting for someone wanting that serene country life yet only minutes from Lake Charles. Built in the early 1900s for the Fenton family who were the original settlers of Fenton, LA, this home is purported to be a Sears & Roebuck kit home and transported via railroad box cars and assembled on site. This one owner home was purchased by current owner in late 2002 and completely renovated from the ground up so effectively 16 years old. 5 bedrooms and 3 full baths with study. There are 2 living areas and 2 dining areas with cozy kitchen with center island. Also includes barn, workshop, 3 car garage, potting shed and one room house which has multiple potential uses. Plenty of outdoor covered area for entertaining or just good old fashioned relaxation. Perfectly maintained. MLS#171921 \$375,000 www.hfguide.com/611503



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7109 Port Road, Sulphur

Spectacular view and access to some of the best fishing in "Sportsman's Paradise". This 4 bedroom, 3 bath home/camp has it all! A boathouse with 2 bays, fish cleaning room, storage room and a large workshop with a private porch (could be converted to an additional guest house) Property has all the comfort of a well appointed home with the addition of a lift and porches surrounding the house to enjoy the views from every side! MLS#171913 \$469,000 www.hfguide.com/612842



1886 Sutherland Road, Moss Bluff

Custom home on over 13 acres located near Sam Houston Jones State Park. Home has gourmet kitchen w/granite countertops, snack bar, spacious dining, beautiful windows and brick paver floors. Living room has cathedral ceiling with wood beams, gas fireplace, and balcony. Entertain guest in second living space/ large game room with cathedral wood ceiling, exposed beams, stone fireplace and bar area. Split master floor plan. Master bath includes handicap shower, tile shower, and walk in closet. Each downstairs bedroom has its own bathroom. There is an office and half bath just off the living room. Up the spiral staircase is a fourth bedroom or playroom. The property also features tons of storage from the 40 x 60 metal workshop, two storage areas under the carport, and the storage space above the carport. Enjoy sitting outside at the gazebo, porch or grill area. Home has a Generac generator, 500 gallon propane tank, and two propane tankless water heaters. All measurements are M/L. MLS#171847 \$615,000 www.hfguide.com/536269

218 Shell Beach Drive, Lake Charles

Impeccable waterfront home built by Bryan Galley on Shell Beach Drive. Panoramic views of the lake are created by this three story design with patios & balconies from living areas & master en suite. The attention to detail is unsurpassed. Four living areas plus an additional keeping room off kitchen & handsome study off foyer. Formal dining room flanked by incredible butlers pantry leading to keeping room and kitchen. Beautiful kitchen capitalizes on lake views. The master bedroom has a wall of windows, private balconies, luxurious bath and a closet for the most discerning. Home features elevator from ground floor to third level game room with wet bar. Lower level has two garages plus additional carport, workshop, exercise/gameroom & den with fireplace including separate kitchen leading to outdoor covered entertainment area overlooking lake & private putting green. Grounds are lushly landscaped with gated entrance with motor court parking. The amenities are too extensive to list. MLS#169867 \$5,250,000 www.hfguide.com/530178



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101 Pithon Street, Lake Charles

Traditional beauty just off Shell Beach Drive. This historic home is one of the treasures of Margaret Place. Situated on a corner lot sits this 4500 square foot home with a pool and separate pool house. Formal living and dining rooms leading to breakfast room with bay window flanked by large galley kitchen. Gorgeous den with brick floors and exposed beams with arched windows across the back overlooking lushly landscaped yard and pool. All bedrooms conveniently located upstairs with front and rear staircases and a third living space with a wall of bookshelves. Four bedrooms and three full baths. The master accesses rear balcony that overlooks the pool. Ideal for a third floor expansion. Hardwood and brick flooring throughout and tile in the baths. Four fireplaces and home generator that operates entire home. Pool house has full bath. MLS#169710 \$565,000 www.hfguide.com/586324

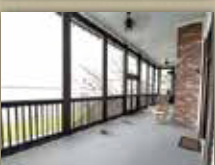
1001 Terry Lane, Lake Charles

Waterfront home on Contraband Bayou. Panoramic views can be enjoyed as the house is situated on 150 feet of water frontage. Home is just over 4000 square feet of living with five bedrooms and four full baths. Main level has three bedrooms with two additional bedrooms and gameroom upstairs. Smartly designed affording everyone their own private space and all but one with water views. Living Room has vaulted ceiling, stone fireplace and saltillo tile flooring. Separate dining room yet open to living. Kitchen has handsome wood cabinetry, granite countertops and stainless appliances. Master en suite boasts large bath with walk in shower, separate tub and double vanities. Home has been completely remodeled and has decking with ample access throughout the home to maximize outdoor living. Circular drive and large side lot. MLS#169473 \$599,500 www.hfguide.com/580577



7111 Port Road, Sulphur

Spectacular fishing, views and entertaining opportunities await you at Redfish Lodge. Property is on 1.38 acres, has concrete bulkhead, boathouse with private launch, storage area and cleaning area. Lodge boast wet bar, beds for 12, fireplace, wide porches, hydraulic lift, outdoor kitchen and stunning finishes throughout the lodge. MLS#169401 \$1,500,000 www.hfguide.com/527103





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7012 Captains Cove, Lake Charles

ONE STORY TRADITIONAL waterfront home nestled at end of short cul-de-sac tucked away off Haymark Road just south of Graywood. Tons of potential with generously proportioned rooms that take advantage of the panoramic views of the bayou that meanders along the back and side of property. Open living concept with tall ceilings and windows galore. Plenty of outdoor entertaining space situated on huge lot with circular drive, ample additional parking and separate two car garage. Home requires updating but with some love this could be your dream home. \$385,000 MLS#167978 www.hfguide.com/622995



TBD Howard Drive, Moss Bluff

THE WHOLE PACKAGE IS WHAT this one is. This 4 bedroom, 2 bath home has 2480 Sq. ft. of living area, sits on a .51 acre lot in the newest phase of Coffey Pines and will be a must see once completed. It will feature an open/split plan with a formal dining, custom built-ins, custom cabinetry, granite countertops, and large covered rear porch. The expansive kitchen and living areas make for great entertaining spaces while enjoying the corner fireplace. The master suite has an extra storage bay and shop to house your mower, outdoor tools, and toys. This property sits in Flood Zone "X". Make this home a must see! \$384,400 MLS#166275 www.hfguide.com/602442



TBD Howard Drive, Moss Bluff

A lot of square footage and potential in this one...This 4BR has the potential to be a 5 bedroom home. The easily accessible laundry room has a thru way through the master closet into the bath and master bedroom. There's plenty of time to choose your finishes as well as change to a plan of your preference. Give us a call today to begin your planning. Coffey Pines Subdivision lies in flood zone X, where flood insurance is typically not required. MLS#166193 \$357,740 www.hfguide.com/593953



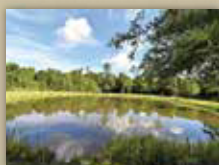
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3598 Topsy Road, Moss Bluff

This exceptionally well-maintained 6.3 acre homestead has it all! Drive up to the home on the crape myrtle lined driveway with a breathtaking view of this French country style home anchored by manicured landscaping and complete with a stocked pond. The two-car attached carport leads to the back entrance where you will enter to a much needed family drop-in nook. This is just one of many storage/built-in options throughout this home. The beautiful custom woodwork and cabinetry along with the high ceilings give this interior the elegant finishing touch that everyone can appreciate. This home features 3 bedrooms and 2.5 baths with an office space that has the potential to be a 4th bedroom. The wood-burning fireplace has the potential to be gas and the zoned central unit allows for reasonable heating and cooling bills. Surround sound will remain with the sale. Sellers retaining outdoor storage shed. MLS#162737 \$399,500 www.hfguide.com/555006

VACANT LAND & LOTS

ADDRESS	CITY	LIST PRICE	ADDRESS	CITY	LIST PRICE	ADDRESS	CITY	LIST PRICE
ALTA RD.....	BELL CITY.....	\$56,900	NELSON RD.....	LAKE CHARLES.....	\$750,000	TBD CALLA LILY DR.....	RAGLEY.....	\$41,500
GULF BEACH HWY.....	CAMERON.....	\$55,000	TBD HWY 171.....	LAKE CHARLES.....	\$700,000	TBD CANNA LILY DR.....	RAGLEY.....	\$41,500
JB LN.....	CAMERON.....	\$33,900	4015 NELSON RD.....	LAKE CHARLES.....	\$650,000	BOB LONG RD.....	RAGLEY.....	\$40,000
724 ROUTE 66.....	DEQUINCY.....	\$450,000	4021 NELSON RD.....	LAKE CHARLES.....	\$650,000	BOB LONG RD.....	RAGLEY.....	\$35,500
207 PAGE ST.....	DEQUINCY.....	\$159,900	4005 NELSON RD.....	LAKE CHARLES.....	\$650,000	144 CORMIER RD.....	RAGLEY.....	\$35,000
TBD EDGERLY RD.....	DEQUINCY.....	\$69,995	CALCASIEU LAKE DR.....	LAKE CHARLES.....	\$390,000	BOB LONG RD.....	RAGLEY.....	\$35,000
GRANGER RD.....	GRAND LAKE.....	\$49,900	2623 HWY 171 HWY N.....	LAKE CHARLES.....	\$315,000	BOB LONG RD.....	RAGLEY.....	\$27,500
RAINBOW RD.....	GUEYDAN.....	\$132,000	GOOS FERRY RD.....	LAKE CHARLES.....	\$299,900	ANGUS DR.....	RAGLEY.....	\$14,500
BOURQUE RD.....	GUEYDAN.....	\$35,000	CAL CAM LINE RD.....	LAKE CHARLES.....	\$237,500	1259 SNOOKY'S RD.....	REEVES.....	\$150,000
HOFFPAUIR RD.....	GUEYDAN.....	\$28,800	W CAL CAM LINE RD.....	LAKE CHARLES.....	\$199,000	TBD CAMP PEARL LP N.....	REEVES.....	\$77,750
GULF BEACH HWY.....	HOLLY BEACH.....	\$59,000	BIG LAKE ST.....	LAKE CHARLES.....	\$180,000	TBD CAMP PEARL LP N.....	REEVES.....	\$66,500
LEDOUX RD.....	IOWA.....	\$247,000	4003 LOCKE LN.....	LAKE CHARLES.....	\$159,500	TBD CAMP PEARL LP N.....	REEVES.....	\$64,750
WINDMILL LN.....	IOWA.....	\$123,500	9610 BIG LAKE RD.....	LAKE CHARLES.....	\$150,000	TBD CAMP PEARL LP N.....	REEVES.....	\$63,250
LEDOUX RD.....	IOWA.....	\$109,500	BARBE ST.....	LAKE CHARLES.....	\$145,000	TBD CAMP PEARL LP N.....	REEVES.....	\$63,000
LEDOUX RD.....	IOWA.....	\$109,000	CAL CAM LINE RD.....	LAKE CHARLES.....	\$135,000	TBD CAMP PEARL LP N.....	REEVES.....	\$62,250
AMOCO RD.....	IOWA.....	\$35,000	CAL CAM LINE RD.....	LAKE CHARLES.....	\$135,000	TBD CAMP PEARL LP N.....	REEVES.....	\$60,000
HWY 14 HWY.....	IOWA.....	\$35,000	CLIFFORD RD.....	LAKE CHARLES.....	\$130,000	TBD CAMP PEARL LP N.....	REEVES.....	\$42,750
HWY 383 HWY.....	IOWA.....	\$31,000	JOE MILLER AV.....	LAKE CHARLES.....	\$117,500	TBD TOPSY BEL RD.....	REEVES.....	\$34,750
TBD DUHON RD.....	JENNINGS.....	\$260,000	TBD CAL CAM LINE RD.....	LAKE CHARLES.....	\$95,000	TBD TOPSY BEL RD.....	REEVES.....	\$34,000
TBD EVANGELINE HWY.....	JENNINGS.....	\$139,500	RIVER RD.....	LAKE CHARLES.....	\$89,999	TBD TOPSY BEL RD.....	REEVES.....	\$28,750
TBD EVANGELINE HWY.....	JENNINGS.....	\$119,500	RIVERRIDGE DR.....	LAKE CHARLES.....	\$88,000	BUCK RUN RD.....	SIMPSON.....	\$16,000
TBD EVANGELINE HWY.....	JENNINGS.....	\$114,500	1752 CAMPFIRE RD.....	LAKE CHARLES.....	\$85,000	TBD RONNIE NIX RD.....	SINGER.....	\$215,000
TBD IKES RD.....	KINDER.....	\$75,000	2840 WEST FORK RD.....	LAKE CHARLES.....	\$85,000	BEGNIS PK.....	SULPHUR.....	\$3,561,908
HWY 383.....	KINDER.....	\$32,000	WEeping WILLOW DR.....	LAKE CHARLES.....	\$83,500	632 MAPLE ST.....	SULPHUR.....	\$130,000
E CYPRESS LANDING DR.....	LAKE CHARLES.....	\$1,300,000	ST PATRICK AV.....	LAKE CHARLES.....	\$67,500	AUDUBON AV.....	SULPHUR.....	\$90,000
E CYPRESS LANDING DR.....	LAKE CHARLES.....	\$1,100,500	TBD HWY 171.....	LONGVILLE.....	\$143,000	GOLDEN RD.....	SULPHUR.....	\$68,000
E CYPRESS LANDING DR.....	LAKE CHARLES.....	\$1,100,000	TBD FIRST PENTECOSTAL CHURCH RD.....	LONGVILLE.....	\$69,500	DUNN FERRY RD.....	SULPHUR.....	\$32,000
836 HWY 171 HWY N.....	LAKE CHARLES.....	\$895,000	TBD HWY 12.....	RAGLEY.....	\$215,000	TBD WINNERS CR.....	VINTON.....	\$47,500
SIMON LEBLEU RD.....	LAKE CHARLES.....	\$849,500	BOB LONG RD.....	RAGLEY.....	\$42,500	TBD GOSS RD.....	WESTLAKE.....	\$54,900

Tara Demarie, Broker/Owner474-2185
 Tobie Hodgkins, Assoc Broker/Owner474-2185
 Deborah Anderson515-4464
 Tammy Ardoin885-5214
 Karen Barker274-3321
 Becky Bennett540-6542
 Koni Bridges274-6391
 Kimberly Blanchard802-3633
 Ricky Chapman309-5814
 Roxanne Corbello517-7333
 Karen Davis302-7177
 Joy Dumesnil794-9380
 Analee Gregory Dupuis274-9996

JoAnn Fisette794-9579
 Kim Granger526-5787
 Sharel Hebert515-8189
 Michel Hersch884-9493
 Shellie Hoffpaul513-6627
 Lydia Holland794-7848
 Peggie Hollowell515-2583
 Valentine Holmes794-5408
 John Koetter802-2678
 Anita Lancaster263-3025
 Sharon Leger802-0305
 Jaeson Leverkuhn496-9670
 Suzanne McCoy842-6411

Jade Miles660-8545
 Linda Moffett794-0512
 Jackie Myers540-2503
 Stacey Pias-Rowe526-6325
 John Morgan Portie496-6450
 Grace Robideaux496-1611
 Madison Rogers532-1211
 Rebecca Slone540-3915
 Jennifer Spoles348-9927
 McCall Thibodeaux304-7749
 Lisa Thompson570-7323
 Larry Turner540-1916



MOSS BLUFF

Beautiful home with lots of extras. This home sits on 1.8 acres with a pond and a 30x40 workshop. The home is in wonderful condition that features a spacious kitchen with a breakfast bar, a formal dining area, a large master suite with a huge en suite. Once could enjoy coffee on the back patio that overlooks the pond. MLS#180606 \$176,000 www.hfguide.com/656278



MOSS BLUFF

5 acres with a pond. This property offers the secluded feel all the while being just minutes from town. Home is set back off the road & two sections of fence. A new concrete pad was just installed behind the home. The opportunities are endless here...outdoor kitchen, boat parking or add onto the storage space. MLS#180537 \$259,000 www.hfguide.com/613388



LAKE CHARLES

Vacation year round in this cozy waterfront home with southern nature all around you. This beautiful property sits on over 4 acres, with picturesque views from every window of the Calcasieu River in front, and sportsmans paradise in back. Amenities are too many to list, but include, custom cabinetry, large eating/storage island, bamboo wood floors, stand alone tub, security system. MLS#180507 \$348,000 www.hfguide.com/655445



DEQUINCY

DECEIVING!!! It's truly the best way to describe this gem. This home has been completely remodeled with beautiful, upgraded finishes and is like nothing else on the market today. The WOW factor is eminent from the second you enter the front door until you make your way out. The large, open/split floor plan provides awesome opportunity for entertaining. \$167,500 MLS#180300 www.hfguide.com/651958



LAKE CHARLES

Golf course community accessing the Lake Charles Country Club. Open living concept with spacious living room featuring gas fireplace with separate dining area. Galley kitchen with painted cabinetry, granite countertops and stainless steel and black appliances with cozy breakfast nook including built in desk/work space. MLS#180587 \$269,500 www.hfguide.com/646482



LAKE CHARLES

4 rental units located in North Lake Charles near shopping and restaurants off of Martin Luther King Hwy. All 4 units are currently leased and located together on the corner of N Lincoln and Hagan St. MLS#180532 \$299,00 www.hfguide.com/614566



RAGLEY

Nearly complete with beautiful brick, 3 dormer and a side entry garage, this 4 bedroom 2 bath home sits on a near half acre corner lot in a highly sought after subdivision. With a classical southern front elevation, a split/open layout, neutral colors and nice finishes. Its a true MUST SEE. It lies just minutes south of South Beauregard Schools. MLS#180491 \$239,980 www.hfguide.com/654968



LAKE CHARLES

CENTRALLY LOCATED SOUTH of 210 just off Lake Street. This 3 bedroom and 2 bath townhome offers care free lifestyle. HOA covers all exterior maintenance of home and lawn including clubhouse and pool. Vaulted ceilings in living room and fireplace with separate dining area. Kitchen has been updated with painted cabinetry, granite countertops and stainless steel appliances. \$222,500 MLS# 180298 www.hfguide.com/651966



SULPHUR

This is the one! With lots of potential, near refineries and much of the region's growth, this over 26 acre tract of property conveniently lies seconds from the beaten path of the South Sulphur/Carlyss areas. If getting away from the rowdy sounds of everyday life yet remaining close to home appeals to you, this location is the ideal site for a hunting, fishing and weekend retreat. MLS#180568 \$235,000 www.hfguide.com/654055



LAKE CHARLES

Location, location, location... This 3BR/2BA split floor plan is what can be found at this beauty on Holly Hill Road. The kitchen has beautiful, solid wood custom cabinetry with a splash of glass in its corner cabinet, "leathered" granite throughout and an eat-in island for extra seating. The wall of windows in the living room allow wonderful, natural lighting. MLS#180520 \$309,500 www.hfguide.com/655420



RAGLEY

Southern charm with columns and dormers on a corner lot is what this precious package has to offer. Its nearing completion and sits high and dry in Magnolia Ridge Phase 2. With a split floor plan, beautiful solid wood custom cabinetry, spacious room and nice sized closets, this one is a perfect fit. Lying just a few minutes south of South Beauregard School. MLS#180489 \$239,838 www.hfguide.com/654971



LAKE CHARLES

RAMBLING ONE STORY TRADITIONAL in University. Home features step down living room with fireplace and glass doors overlooking covered patio and privacy fenced backyard. Separate formal dining leading to large kitchen with ample wood cabinetry, double ovens and large island separating den/keeping room. \$249,500 MLS#179291 www.hfguide.com/651292



LAKE CHARLES

Adorable and in pristine condition. Located in a hidden cul-de-sac subdivision this home is located just down the street from Prien Lake Elementary. It has an open floor plan; beautiful white kitchen with stainless steel appliances, granite countertops, large island with walk in pantry. All the bedrooms have walk in closets. MLS#180558 \$314,500 www.hfguide.com/600268



RAGLEY

Beautifully designed 4 bedroom 2 bath home on over an half acre lot...this new construction is a clean slate for you to choose your finishes and customize with the colors you'd like. Sitting south of the Hwy 90/ Hwy 12 overpass in the desirable South Beauregard School District, this one is in an ideal location. MLS#180509 \$257,600 www.hfguide.com/655433



WESTLAKE

Wow. This generously proportioned and well-maintained 2 bedroom 2.5 bath townhome is a must see. Featuring high ceilings, open concept living and kitchen area all creating a warm and inviting casual living feel. The spacious kitchen is host to handsome wood cabinetry, granite countertops, large island and stainless appliances. MLS#180404 \$185,000 www.hfguide.com/652981



WESTLAKE

EXPLORE THE POSSIBILITIES in this well cared for 4-bedroom, 2.5 bath brick home situated on a little over half an acre. This massive home offers an inviting den with brick pavers, built in bookshelves and wood burning fireplace, separate living area, step saver kitchen with all new appliances (never used), hidden pantry and breakfast area, study with private entrance. \$255,000 MLS#179241 www.hfguide.com/650821



TOP LISTING AGENT LARRY TURNER



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CENTURY 21



STARKS



This huge property in Fields, LA community has it all! 60 acres with 18 acres of pine trees & 42 acres of flat improved pasture fenced off into huge sections. 6 month old Generac whole house generator. 1 year old roof, 6 year old central A/C unit. 2004 double wide mobile with improved 2x6 walls and 2x10 flooring stud with great covered porches. MLS#179210 \$297,000 www.hfguide.com/608575

IOWA



Amazing split floor plan home, 3/2 with an office or 4th bedroom. A true master suite with double tray ceilings, separate shower and tub, double sinks, 12.9x9 master closet with nice built ins & dressing mirror. Also has a door to get to the laundry room from master closet. Living room has wooden barrel ceilings, fireplace and large picture window that over looks the awesome back patio. MLS#179153 \$249,900 www.hfguide.com/649380

IOWA



Almost complete construction. This 3 bedroom, 2 bath home is almost ready for a homeowner. Cute and affordable price. Seller offering \$2500 towards closing costs with full priced offer! MLS#179152 \$205,500 www.hfguide.com/649381

DEQUINCY



Quite deceiving what this one is...from the backyard oasis to the near 3800 square feet of living area, this home/property is a true MUST SEE! With an extra large living room, wood burning fireplace and gameroom to the new upgraded windows throughout and the lazy susans in the custom kitchen pantry, this home is sure to surprise you. MLS#179139 \$335,000 www.hfguide.com/649030

RAGLEY



Sitting just off the beaten path of Hwy 171 and just south of the Hwy 12/190 overpass, this large home lies on a beautiful, cleared near 3.5 tract of property. With 4 bedrooms and 2.5 baths, an extra large living room and an upstairs bonus room, this is the ideal home for entertaining lovers. It features ample storage, large rooms and closets and awaits its new owner. MLS#179107 \$325,000 www.hfguide.com/615373

LAKE CHARLES



Well kept home in South Lake Charles. This home has 3 bedrooms, 2.5 baths and split floor plan with wood burning fireplace. Kitchen has new granite counter tops. All carpet has been removed from home and replaced with wood laminate. Home is nicely landscaped and back yard is fenced in. A/C is 1 year old. Seller converted garage to make a 2nd kitchen area. MLS#179029 \$305,000 www.hfguide.com/643800

LAKE CHARLES



BEAUTIFULLY UPDATED HOME. Large master bedroom with en suite and 3 additional bedrooms. Home was renovated and kitchen is open and inviting. Bathrooms were also updated with exquisite tile work. Fenced in backyard with an 8x16 storage building, it is solid but in need of exterior siding. Covered patio 12 x 12 with plenty of shade trees in the backyard. \$129,900 MLS#178978 www.hfguide.com/636734

MOSS BLUFF



AWAY FROM THE HUSTLE, BUSTLE & TRAFFIC but close to all amenities! This move-in ready property offers a split floor plan, new floors, fresh paint and lots of space. The open concept living/dining/kitchen area is bright & sunny and perfect for entertaining. The master suite has a nice master bathroom and large walk-in closet with built-ins. MLS#178963 \$199,900 www.hfguide.com/647899

LAKE CHARLES



Open floor plan with breakfast bar, den and living room, all new paint (interior), new carpet in bedrooms, new flooring in den, house was remodeled in 2012 with new flooring in remainder of home, new electrical, new windows, new appliances and counter tops. New inside AC unit in 2012 and outside in 2017 (condenser still under warranty). Owner/Agent. MLS#178945 \$144,500 www.hfguide.com/614216

SULPHUR



3 bedroom, 2 bath brick home in the heart of Maplewood; new appliances installed. All offers must be submitted by the Buyers agent via the RES.NET Agent Portal. To submit your buyers offer, simply click the link below. If you already have a RES.NET Agent account, you will be prompted to go in. If not, you will be prompted to create an account. MLS#178921 \$150,000 www.hfguide.com/613058

LONGVILLE



Quality construction and craftsmanship is just a touch of what this one has to offer. This 3 bedroom 2 bath home sits on a beautiful 1 acre lot where additional acreage may be negotiated. With an open/split layout, large office area, custom cabinetry, wide hallways and openings, this one is a must see to appreciate. Just a couple minutes north of the rapidly growing South Beauregard schools. MLS#178896 \$259,000 www.hfguide.com/614232

SULPHUR



Nice home in Sulphur. It features 3 bedrooms, 1 bath, living room and den with a wood burning fireplace. The interior of the home has been freshly painted. A new dishwasher has been installed as well as new carpet in all 3 bedrooms. The spacious back yard is shaded and has a covered deck attached to the house for your enjoyment. MLS#178865 \$124,950 www.hfguide.com/614300

MOSS BLUFF



This home sits on a beautiful 1 acre parcel in northern Moss Bluff. Home is in need of repairs but has great potential. An addition for an office/space is framed but incomplete on the rear of the home. Once repairs are completed this home will make a very nice residence or rental. Motivated sellers are aware of the need for repairs and updating. MLS#178819 \$167,000 www.hfguide.com/646272

LAKE CHARLES



Remarkably well kept 3 bedroom 2.5 bath home with an office. Fresh paint and new roof in March 2019. Open large tile dining room, kitchen with ample cabinets and eat at bar, open to living area. Living room has huge windows the overlook the back patio fireplace and built ins. 1/2 bath off living area. Master bedroom has tray ceiling, bath with his and her closets, separate tub/shower and double sinks. MLS#178813 \$292,500 www.hfguide.com/646285

LAKE CHARLES



This 3 bedroom, 2 bath home boasts large rooms throughout! Home has updated central A/C and fresh paint! MLS#177791 \$149,900 www.hfguide.com/645596

LAKE CHARLES



FULLY UPDATED AND MOVE-IN READY NEAR PRIEN LAKE PARK! You wont believe all the changes when you step inside this home. New flooring and fresh paint throughout. Reconfigured kitchen with custom cabinets, pantry, granite counter tops, new appliances, and more. The adjoining family room looks out onto the covered patio and rear yard. MLS#177787 \$274,500 www.hfguide.com/645602


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**TOP SELLING AGENT
LYDIA HOLLAND**

LAKE CHARLES


LOW MAINTENANCE LIVING IN A GREAT LOCATION! Like-new condition (less than 5 years old) and move-in ready located in the Maison de Ville neighborhood in SW Lake Charles. Close to schools, restaurants, shopping and more, this townhouse located on a corner lot offers open concept living, spacious bedrooms, beautiful finishes including granite countertop. MLS#177744 \$164,900 www.hfguide.com/644918

MOSS BLUFF


Why wait? Choose your colors and finishes today with this builder pre-sale. This 4 bedroom, 2 bath home will feature 1880 sq feet of living area. With an open/split plan, this home will be great for entertaining. Additional features will include custom built-ins, custom cabinetry, granite countertops, and covered rear porch. MLS#177727 \$259,440 www.hfguide.com/640647

LAKE CHARLES


Cozy home in an established neighborhood. Home is close to parks, schools, shopping and restaurants. Flood zone X as per LSU Ag website. MLS#177701 \$60,000 www.hfguide.com/618693

SULPHUR


Three bedroom, two bath home located near Maplewood Middle and the park. Easy access to I-10, Cities Service Hwy, and Hwy 90. Home has a large foyer opening up to the spacious living room. The focal point from the foyer is the brick fireplace. The galley style kitchen offers plenty of room to work, large pantry and dining room. Just off the dining room is the sunroom. MLS#177697 \$215,000 www.hfguide.com/622258

HOLLY BEACH


Clean well-built camp within 150-250 yards off the Gulf of Mexico. All furniture, appliances, kitchen gadgets, beds & linens, TVs & decorating items remain with the house. It has been a rental for the owner and was previously rented for \$3000/month. Utilities are underground and the structure contains R30 insulation. Custom plantation blinds cover most of the windows. MLS#177667 \$275,000 www.hfguide.com/629843

WESTLAKE


Beautiful home plus attached apartment equals a fantastic opportunity you must see the appreciate! This gem of a home with attached 677 square foot (not included in living square footage), 1 bed/1 bath APARTMENT wont last long. The main house boasts an open concept split floor plan that is great for entertaining or quiet nights at home. MLS#177630 \$280,000 www.hfguide.com/642304

LAKE CHARLES


Traditional style duplex located near McNeese State University, restaurants, and other conveniences. Ample parking and lots of green space make this investment property even more appealing. Two bedrooms, 1 bath with stained concrete flooring throughout and Central A/C & Heat. Both units currently occupied. Rent is \$750 per month/per unit. MLS#177595 \$190,000 www.hfguide.com/642789

LAKE CHARLES


This charming colonial located near McNeese State University, restaurants, and other conveniences, is an ideal investment property! Two apartments, one upstairs and one downstairs. Both two bedroom, one bath with 1000 sf each. Each currently occupied. Lots of green space and ample parking add to its appeal. Each apartment has washer/dryer hook ups. MLS#177592 \$210,000 www.hfguide.com/642791

RAGLEY


The whole package is what this one is. This 4 bedroom, 2 bath home has just over 1870 Sq. ft. of living area, sits on a beautiful 1 acre lot. It will feature an open/split plan with a large dining area overlooking the living and kitchen space allowing for exceptional flow and entertaining, a large back patio equipped with an outdoor grill, custom cabinetry and granite countertops. MLS#177570 \$280,650 www.hfguide.com/635394

RAGLEY


There's time to choose your colors and finishes with this New Construction home that will sit on a full acre lot in the highly desired South Beau School District. Country living at its best. If privacy is what you want, this custom built home is ideal. This home features a split, open floor plan with 3 bedrooms on one side and the master on-suite on the other. MLS#177569 \$277,800 www.hfguide.com/635690

MOSS BLUFF


Lying in a cul de sac, this beautiful 1.25 acre property awaits its new owner. This tree-shaded lot has lemon, mulberry and satsuma trees and an abundance of squirrels and space for outdoor living and entertaining. With 3 bedrooms and 2 baths, a wood-burning fireplace, nice-sized rooms, this one is a true must see and priced to sell. MLS#177391 \$215,000 www.hfguide.com/621746

LAKE CHARLES


Don't miss this University charmer! You will be welcomed by the beautiful mature oak trees as soon as you pull in the driveway. This home has plenty of space with a huge living room, formal dining. Very large kitchen with stainless appliances, breakfast area and tons of storage, also, updated baths, and a deck with large privacy fenced back yard. MLS#177335 \$161,000 www.hfguide.com/546442

SULPHUR


One story traditional on one acre lot in Carlyss. Spacious living room with fireplace leading to large eat in kitchen, ample cabinetry with french doors leading out to screened in back patio for outdoor relaxation overlooking wooded private lot. Three bedrooms and 2 full baths. Master bedroom also has french doors leading to patio. MLS#177230 \$199,500 www.hfguide.com/630862

LONGVILLE


Rarely do we find whole package but here it is! This 4br/2ba home is like new and sits on an all cleared 1.15 acre lot, is completely fenced, has a shop, RV storage and so much more. The open/split layout is accented with a beautiful, brick archway, marble countertops and tile flooring throughout. It lies in the rapidly growing South Beauregard area. MLS#176217 \$275,000 www.hfguide.com/638956

LONGVILLE


This 3/2 new construction just off the busy Hwy 171/12 corridor, has a gorgeous front elevation with painted stucco and lush landscaping. The split/open layout allows for nice get togethers with lots of room to entertain outside on this all cleared 1 acre lot. Nice neutral colors and beautiful finishes throughout make this one a must see! MLS#176122 \$259,860 www.hfguide.com/617222

SULPHUR


Charming traditional style home on tree shaded lot in Maplewood! Features include 3 bedrooms, 2 baths, open kitchen and dining, formal living as well as n office. Oversized sunroom with ample windows looks out to covered enclosed patio that is perfect for entertaining. Spacious den with ceramic tile floors. Shop with A/C & heating. MLS#176088 \$219,500 www.hfguide.com/637528

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SULPHUR



Spacious 3 bedroom 2 full bath vinyl and brick home located minutes from Maplewood School, park and library. This home has a recently installed privacy fence with 2 gates, new laminate flooring (no carpet), new vinyl in bathrooms, some fresh paint, 2 sets of French doors, gutters, toilets, sinks and lovely tiled shower in the master. MLS#176057 \$218,000 www.hfguide.com/637173

SULPHUR



3 bedroom, 2 bath, rustic ranch country style home. Features include stained concrete flooring throughout, split open floor plan, tray ceilings in living and master bedroom, walk in closets in all bedrooms with built in shelving providing ample storage. New custom shades installed throughout, and new gutters installed around the whole exterior. MLS#175976 \$250,000 www.hfguide.com/636362

Moss BLUFF



Country charm with room to spread out in is what you get with this large 3 bedroom 2 bath home sitting on over 2.5 acre corner lot in the fast growing Moss Bluff area. With an open concept living and dining area, a spacious kitchen/breakfast nook, this home was built for the homeowner that loves to entertain. MLS#175968 \$255,000 www.hfguide.com/595078

LAKE CHARLES



Centrally located one story ranch situated on the corner of Rosalie and Lake Street. Open living concept with spacious kitchen featuring handsome wood cabinetry and large working island. French doors leading out to covered patio with additional open patio. There is also a spacious den as a second living area. Three bedrooms with one full bath and one half bath. MLS#175884 \$147,500 www.hfguide.com/635777

Moss BLUFF



This immaculate 4 bedroom 2 bathroom split floorplan home sitting on the largest lot in Will's Settlement Subdivision, has features that make this home a true MUST SEE! Some of the custom upgrades include high ceilings accented with beautiful crown molding, fireplace with flanking built-ins allowing for an abundance of storage, spacious gourmet kitchen, and luxurious master suite. MLS#175762 \$305,000 www.hfguide.com/629028

Moss BLUFF



This beautiful 4 bedroom 3 bath home must be seen to fully appreciate all it has to offer. It boasts of plenty of space with walk in closets, 2 pantries, granite throughout, large kitchen island, stainless appliances, custom blinds and shutters, and wood burning fireplace. Master bath includes separate tub and shower, walk in closet and double vanities. MLS#175742 \$319,900 www.hfguide.com/632020

IOWA



Beautiful 3 bedroom 2 bath new construction in Roussel Ranch. Home features custom cabinetry, granite counter tops, master suite with tub and separate shower and much more. Flood zone X. Qualifies for 100% financing. Buy early and choose paint colors, flooring and granite within builders allowance. Builder has other lots, buyers can choose plan and other finishes. MLS#175710 \$199,900 www.hfguide.com/634619

DeRIDDER



This precious 2/1 cottage sits on a STUNNING WATERFRONT lot on Bundicks Lake. It easy to imagine spending hour after hour fishing off the pier, entertaining or just taking in the scenery. The open living area features a vaulted ceiling and cozy kitchen, while a spacious den offers panoramic views of the lake! MLS#175637 \$90,000 www.hfguide.com/634632

WESTLAKE



With lots of space, a near 1 acre lot and a ton of potential, this large 3br/2.5 bath home awaits its new owner. Sitting high and dry in flood zone X but close to the river and the amenities, it has to offer, this home could be a 4 bedroom. It is in excellent condition and has been very well maintained throughout the years. MLS#175614 \$254,500 www.hfguide.com/599534

SULPHUR



Holy moly!! Can you say square footage for days? This huge 4 bedrooms 2 full bath and 2 half baths home has more room than you'll fill. It sits on a corner lot and features classic southern charm features such as a covered front porch with white columns and a beautiful French door entry. This wide open plan has a split layout with master bedroom opposite all other bedrooms. MLS#175613 \$349,500 www.hfguide.com/600581

LAKE CHARLES



Large home located in an established neighborhood. Sits on a large city fenced lot. Features include granite, fireplace, 29x14 covered patio, large 2 car garage and master has a 7.1x10 walk in closet. MLS#174495 \$69,900 www.hfguide.com/570995

WESTLAKE



This spacious 4 bedroom 2 bath two-story home has an open floor plan and is on a large 3/4 of an acre lot on a dead-end road. A nice office space is located between the two upstairs bedrooms and could have a multitude of uses. Wood siding was replaced with vinyl siding and a new HVAC system was installed in 2017. MLS#174483 \$219,500 www.hfguide.com/620068

DeRIDDER



Country living on 10 acres in flood zone X with spring-fed pond & fenced hay pasture. Large den on a slab was added in 2015-16. 4th bedroom has its own full bath. Features plantation shutters, real butcher block counters with farm sink, stainless steel appliances. Master has a barn door leading to large bathroom containing soaker tub, walk-in shower, dual vanity, and large closet. MLS#174476 \$309,999 www.hfguide.com/631744

HACKBERRY



All you have to do is bring your toothbrush and your rod and reel because the seller has taken care of everything thing else! Original Bahama hurricane shutters enhance this cozy little cottage! It is fully furnished from the silverware, pots and pans to the beds and linens. 168 sq ft boat house with S/S fish cleaning station, in-ground butane tank and Generac generator. MLS#174465 \$295,000 www.hfguide.com/631411

SULPHUR



Lots of bang for the buck on this one...4br/2.5 bath sits on over an acre, corner lot, has a shop and is in excellent condition. With over 2600 square feet of living area, a formal dining area, eat-in island and breakfast space, this one is a must see and makes a wonderful home for entertaining. Conveniently located a short distance from Highway 27 and within minutes of refineries. MLS#174463 \$324,500 www.hfguide.com/631413

RAGLEY



It's the perfect time to plan your move! This 3 bedroom 2 bath will lie on a near .40 acre lot in a rapidly growing area and subdivision. It will feature an open floor plan, 2 car enclosed garage and hard surface flooring throughout. We are breaking ground soon so there's still time to customize this home and make it your own. MLS#173343 \$215,832 www.hfguide.com/613913



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RAGLEY



How about a 3 bedroom 2 bath sitting on a corner lot in a conveniently located and rapidly growing area? This split layout will feature a side entry garage, open floor plan and no wasted space. Breaking ground soon so there's still time to customize and make it your own. From colors and flooring to countertops and fixtures, choose what you'd like within Builders allowances. MLS#173341 \$217,764 www.hfguide.com/613915

SULPHUR



2 bedroom 1 bath mobile home with privacy fenced back yard and recently added 6x30 covered walkway, 16x30 carport, 16x30 RV canopy, plus 10x20 covered patio. Home is tenant occupied so call ahead for showings. Property is in flood zone X which does not require flood insurance. All awnings are gutted. MLS#173330 \$50,000 www.hfguide.com/614004

LAKE CHARLES



Large bungalow inspired traditional located in the Garden District in a mixed use zoning making this a very versatile property. Perfect for a home, business and home/office application. There is an additional lot to the north for parking or additional side yard. Loaded with charm with high ceilings and original hardwood flooring throughout. MLS#173191 \$174,500 www.hfguide.com/619354

IOWA



The last lot before the cul de sac on the west side of Chestnut Street is home to this beautiful and spacious 3BR/2BA. This large, open floorplan features a split layout and a centrally located laundry room with lots of cabinetry and sink. The beautiful, stained custom cabinetry is a rare find in today's market while the storage and built-ins in the Master closet. MLS#173169 \$244,900 www.hfguide.com/621472

LAKE CHARLES



This 2011 Palm Harbor modular home is a sportsmans paradise located in LeBleu. It sits on over 4 acres of land that backs up to the bayou! Bring your boat, its already set up for the animals with a wash area and barn. 4 large bedrooms and 3 full baths. Open living room, extra large kitchen with huge bar island, pantry and lots of cabinets. MLS#172121 \$229,999 www.hfguide.com/624139

MOSS BLUFF



Who says you can't have it all? A beautiful wide front porch welcomes you to this classic Colonial home in Woodland Forest on an acre lot! Offering 3 large bedrooms, 3.5 bathrooms PLUS an office, the spacious floor plan is accented by a tasteful neutral color palette and modern wood-look ceramic tiles. In the kitchen, you'll find a 5 burner Kitchenaid Gas stovetop and an oversized island. MLS#172020 \$339,000 www.hfguide.com/618888

LAKE CHARLES



3 bedroom, 2 bath home, conveniently located near shopping and hospital. With a few updates this will make a very nice home. Located in flood zone X in which most lenders do not require flood insurance. Property to be sold in it present "as-is" condition, with no warranties and representations by Seller, unless otherwise agreed to in writing. MLS#172009 \$109,900 www.hfguide.com/617157

SULPHUR



Spectacular view and access to some of the best fishing in "Sportsmans Paradise". This 4 bedroom, 3 bath home/camp has it all! A boathouse with 2 bays, fish cleaning room, storage room and a large workshop with a private porch (could be converted to an additional guest house) Property has all the comfort of a well appointed home with the addition of a lift. MLS#171913 \$469,000 www.hfguide.com/612842

KINDER



Completely renovated 4 bedroom, 2 bath, doublewide mobile home. Features include separate tub and shower in Master bath, Cypress, Pine and Cedar throughout the home; solid wood doors; all hard surface flooring; wood burning fireplace; fleur de lis vents; bricked all the way around the house; huge front deck overlooking beautiful landscaped 1.23 acre yard. MLS#171902 \$175,000 www.hfguide.com/610010

VINTON



70 acres of country tranquility located at the end of a dead-end road with a pond, a creek and loads of country charm! Currently being used as a quilters retreat, this property has SIX bedrooms and THREE full baths. Bright and sunny open concept with hard-surface flooring throughout plus updated kitchen and bathrooms. Call today to see this gem! MLS#171877 \$169,900 www.hfguide.com/610021

WESTLAKE



Home is at the end of a cul de sac close to shopping, industry and the interstate. Home is in AE flood zone according to LSU Ag website. Per HUD appraisal lot size is 7841 sq ft. Case# 221-458397 HUD OWNED PROPERTY, HUD HOMES ARE SOLD "AS IS", ASK YOUR AGENT FOR DETAILS AND TO SUBMIT OFFERS THROUGH www.hudhomestore.com. MLS#171858 \$79,100 www.hfguide.com/608638

IOWA



Stylish home with quality construction and move in ready. This home features an inviting barrel ceiling entry, columns dividing the open concept living space, large island kitchen, tray ceilings, custom tiled shower and separate hydro tub, built in storage in every space imaginable. Cozy patio just off the living space great for entertaining. MLS#171801 \$222,000 www.hfguide.com/605192

MOSS BLUFF



It's the perfect time of year to be shopping for your camp or waterfront home. This extra large home has 3400 square feet of living area with lots of open space and awesome amenities for entertaining. It features a beautiful view, lots of paved parking, a boat slip, wharf, RV hook-ups and so much more. Recently remodeled, this home is in move-in ready condition. MLS#171743 \$275,000 www.hfguide.com/601173

MOSS BLUFF



This home is situated on 11.78 acres. The home sits approximately 100 yards off Sutherland Road. There is a small pond which adds to the beauty of the land. If you want privacy and seclusion, this property may be just what you have been looking for! The home features 3 bedrooms and 2.5 baths. It needs some TLC but has great potential. House is being sold "as is". MLS#171694 \$225,000 www.hfguide.com/597524

LAKE CHARLES



One story cottage situated on a corner lot. There are two living areas separated by dining room and a cozy kitchen with gas cooktop and double ovens. Two bedrooms with one full bath. One car carport and fenced yard. Outdoor storage. MLS#171661 \$59,500 www.hfguide.com/594372

SULPHUR



COLONIAL STYLE SPLIT LEVEL in Carlyss with over 3200 living. Oversized kitchen with abundant storage for all today's small appliances, plus breakfast area. Large laundry with folding table for sewing area and lots of cabinets for storage. Beautiful floors in the open living/dining area were just replaced. MLS#170531 \$233,000 www.hfguide.com/627890



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CENTURY 21



LAKE CHARLES



Come enjoy living in 'Weaver Oaks - 'A front porch community'. This home has 10 ceilings, 8 doors, wood flooring, incredible master suite, wonderful kitchen, over flow flex room off laundry, open floor plan, rear loading garage and of course a front porch. Still time to select colors and fixtures. Outdoor kitchen and central vacuum upgrades available. MLS#170492 \$311,240 www.hfguide.com/510285

LAKE CHARLES



THIS TRADITIONAL HOME in University Place near McNeese State University, schools, retail, restaurants and parks has been opened with 3 living areas, refurbished, and made clean, spacious and current. Home offers new water heater, new gas range, dishwasher and microwave. The refrigerator and washer and dryer ad like new. \$216,500 MLS#170250 www.hfguide.com/623280

DEQUINCY



THIS COTTAGE STYLE HOME is located in DeQuincy 2 bedroom 2 bath fenced yard, metal roof. With a little TLC, this could be a nice home or possible investment property. \$38,000 MLS#170152 www.hfguide.com/622320

LAKE CHARLES



BEAUTIFUL NEW CONSTRUCTION, LOW MAINTENANCE TOWNHOUSES CLOSE TO McNEESE! Bright and open floor plan for easy living and entertaining, spacious bedrooms and ample storage. Conveniently located near McNeese State University as well as shopping, restaurants and schools. HOLIDAY SPECIAL OFFER: Seller will pay up to \$2500 in buyers closing costs. MLS#169960 \$149,900 www.hfguide.com/612233

RAGLEY



This 4 bedroom 2 bath home is breaking ground and ready for you to choose everything. It lies in a new development in the South Beauregard school district, high and dry in flood zone X on a near half acre lot. It will feature lots of custom upgrades, bells and whistles. This open and airy layout will have hard surface flooring throughout. MLS#169940 \$243,294 www.hfguide.com/543928

RAGLEY



Like new, this gorgeous 4 bedroom / 2 bath home is just shy of 2 years old and in mint condition. With lots of upgrades, this one is the whole package. The large front entry sets the stage for this upscale home and is flanked with beautiful brick columns and cypress beams. Its kitchen features custom cabinetry, a large eat-in island and breakfast area. \$275,000 MLS#169939 www.hfguide.com/544702

LAKE CHARLES



Sophisticated charm fills this gorgeous three bedroom two bath French Country influenced home in the new South Ridge Subdivision. Built with quality and packed with amenities, it offers detailed interior finishes, large bedrooms, large master bathroom, custom closets, and an abundance of natural light throughout. \$302,560 MLS#169828 \$348,000 www.hfguide.com/608293

SULPHUR



Well-maintained older mobile home with a stick-built addition. Most of the value of the property is in the potential of the .76/acre. It is zoned mixed residential with permitted uses, most of which include multi-family, day care, manufactured housing units, additional mobile home units provided their placement meets set-back requirements, and neighborhood commercial uses. MLS#169211 \$94,999 www.hfguide.com/597439

WESTLAKE



Charm, quality craftsmanship, unique features...these are just a few descriptives of what this property has to offer. There's nothing else like it on the market and its sure to give you the WOW factor you're looking for...not to mention the ideal location to beat much of today's traffic. This 4 BR 2 BA has a split floorplan, large bedrooms, an extra large kitchen with tons of cabinets and counter space. MLS#168089 \$215,000 www.hfguide.com/600088

MOSS BLUFF



This nice 3 bedroom/2 bathroom home in Moss Bluff is ready for its new owner. The interior was completely repainted this year and a new HVAC system installed. The home also has beautiful tray ceilings and a nice living room with a picture window and a wood burning fireplace. There is plenty of closet space in each bedroom and the master has a very large walk in closet. MLS#168021 \$206,500 www.hfguide.com/508153

MOSS BLUFF



NEW CONSTRUCTIONS HOME in newest phase of Coffey Pines, just moments from the many amenities Moss Bluff has to offer. This beautiful home will feature timeless upgrades such as high ceilings, custom cabinets, oversized island, elegant master suite with double vanities and custom shower. With many more options not listed. \$302,560 MLS#166272 www.hfguide.com/602477

MOSS BLUFF



WOW...THIS PLAN HAS BEEN tweaked to as close to perfection as it gets. This 4 bedroom/3 bath home has an open/split plan and is the ideal layout for guests and entertaining. There's plenty of time to choose your lot, finishes and even your preference of plans on this new street. Howard Drive is the newest street in Coffey Pines Subdivision. MLS#166212 \$296,825 www.hfguide.com/562877

MOSS BLUFF



IF A WIDE OPEN LAYOUT is what you're looking for, this is the one. This 4 1/2 features an open/split plan with many upgrades. All bedrooms are nicely sized and roomy. The kitchen/dining area look out onto the back porch. There's plenty of time to customize this plan as well as make revisions. Choose your lot, color and finishes. MLS#166201 \$293,570 www.hfguide.com/590813

MOSS BLUFF



Awesome plan....this 4 bedroom/2.5 bath home has a beautiful French country, front elevation and a great layout. With a tad over 2000 square feet, and the potential to have an upstairs bonus room, this plan has a 3rd garage bay for storage and housing all of your tools and outside toys. There's lots of time to make revisions and choose your own finishes, lot even plan. MLS#166199 \$317,440 www.hfguide.com/593812

OBERLIN



Just off the beaten path, this 4 bedroom 2 bath home is quite spacious and sits on a near 3/4 acre lot in the city limits. It features oversized living, dining and breakfast area, perfect for large gatherings. Breakfast room currently used a home-school class has ample storage space with natural light cascading in thru multiple windows in this space. MLS# 165983 \$135,500 www.hfguide.com/584299

SULPHUR



BEAUTIFUL Cape Cod 5 bedroom, 2.5 baths on 2.5 lots in Maplewood only 10-15 minutes to the plants in Sulphur and Westlake. This well-maintained, updated home has too many bells and whistles to list. Kitchen features granite tile, custom cabinets, custom pantry, double oven, ceramic tile, and island with bar stools. MLS#165663 \$274,900 www.hfguide.com/571398



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IOWA



This 1.5 story home features 4 bedrooms, 3.5 baths and is situated on approximately 1 acre. The kitchen has granite countertops, stainless steel appliances including a double oven and gas cook top on the island with an abundance of cabinets. The master en suite offers double vanities, jetted tub and walk-in tiled shower. The covered patio is perfect for gatherings. Bring your family and enjoy the country feel of this beautiful home. MLS#162724 \$300,000 www.hfguide.com/555619

RAGLEY



New construction in one of the fastest growing areas of the state not to mention the region... this 3/2 has an open/split plan and sits just north of the Highway 12/190 overpass. It will feature an eat-in kitchen island, dining area, drop-in nook off of garage, granite or quartz and custom cabinetry throughout. Don't wait to reserve this one as your own as this new development has taken off and they're not lasting long. There's still time to choose all of your finishes and customize this one to be your own. Call today to schedule an appointment to view your options. This property lies in flood zone X where flood insurance is not required. MLS#160189 \$228,150 www.hfguide.com/553937

RAGLEY



Options, options, options - from the plan all the way through to the finishing touches. There's time to choose everything you'd like in your dream home. This lot sits in one of the more desirable locations of Ragley in flood zone X where flood insurance is not typically required and in the South Beauregard School district. Featuring 4 bedrooms and 2 full baths, this split floor plan can be customized as you'd like, with over 1800 square feet, an open layout and lots of upgrades including surround sound speakers custom cabinetry, and granite or quartz throughout, this home is priced to move and won't last. Call today to choose all of your finishes. MLS#159094 \$245,700 www.hfguide.com/531430

WESTLAKE



With its split layout and open common areas, this home just over 1800 square feet of living area and an office with a closet which could potentially be a 4th bedroom. With old charm and a character of yesteryear, these homes appear to be raised but are on full slabs with the qualities and southern charm of an old cottage style residence. Some features include farm sinks in the kitchen, granite or quartz countertops throughout, light & neutral colors with splashes of stained wood, upgraded lighting fixtures and much more. This property lies in flood zone X where flood insurance is typically not required. Call today to schedule your appointment. MLS#159046 \$235,000 www.hfguide.com/548708

WESTLAKE



Tired of the same brick on slab new construction homes our area has to offer? Look no further that this "southern class" plan. Its one of five homes starting on larger lots away from the "busyness" of plant/refinery traffic in well-established Westlake neighborhood. With its split layout and open common areas, this home just over 1800 square feet of living area and an office with a closet which could potentially be a 4th bedroom. With old charm and a character of yesteryear, these homes appear to be raised but are on full slabs with the qualities and southern charm of an old cottage style residence. Some features include farm sinks in the kitchen, granite or quartz countertops throughout, light & neutral colors with splashes of stained wood, upgraded lighting fixtures and much more. This property lies in flood zone X. MLS#159045 \$235,000 www.hfguide.com/548709

WESTLAKE



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WESTLAKE



Tired of the same brick on slab new construction homes our area has to offer? Look no further that this "southern class" plan. Its one of five homes starting on larger lots away from the "busyness" of plant/refinery traffic in well-established Westlake neighborhood. With its split layout and open common areas, this home just over 1800 square feet of living area and an office with a closet which could potentially be a 4th bedroom. With old charm and a character of yesteryear, these homes appear to be raised but are on full slabs with the qualities and southern charm of an old cottage style residence. Some features include farm sinks in the kitchen, granite or quartz countertops throughout, light & neutral colors with splashes of stained wood, upgraded lighting fixtures and much more. This property lies in flood zone X where flood insurance is typically not required. MLS#159043 \$248,952 www.hfguide.com/548712

WESTLAKE



Tired of the same brick on slab new construction homes our area has to offer? Look no further that this "southern class" plan. Its one of five homes starting on larger lots away from the "busyness" of plant/refinery traffic in well-established Westlake neighborhood. With its split layout and open common areas, this home just over 1800 square feet of living area and an office with a closet which could potentially be a 4th bedroom. With old charm and a character of yesteryear, these homes appear to be raised but are on full slabs with the qualities and southern charm of an old cottage style residence. Some features include farm sinks in the kitchen, granite or quartz countertops throughout, light & neutral colors with splashes of stained wood, upgraded lighting fixtures and much more. This property lies in flood zone X. MLS#159041 \$248,952 www.hfguide.com/549258

MOSS BLUFF



Now is the time! There is no better time than today to choose your lot, your plan, colors and finishes. We have many options to choose from. Call today to schedule your appointment to begin planning your dream home. All homes are to be customized with outdoor grilling stations, etc and will be comparable to existing homes on the street. MLS#141283 \$321,552 www.hfguide.com/639009

MOSS BLUFF



Now is the time! There is no better time than today to choose your lot, your plan, colors and finishes. We have many options to choose from. Call today to schedule your appointment to begin planning your dream home. All homes are to be customized with outdoor grilling stations, etc and will be comparable to existing homes on the street. MLS#141281 \$318,240 www.hfguide.com/639010

MOSS BLUFF



Now is the time! There is no better time than today to choose your lot, your plan, colors and finishes. We have many options to choose from. Call today to schedule your appointment to begin planning your dream home. All homes are to be customized with outdoor grilling stations, bead board porch ceilings, etc and will be comparable to existing homes on the street. MLS#141276 \$320,544 www.hfguide.com/639298

Welcome Back to School





JACKIE MYERS

REALTOR, Associate Broker
GRI, ABR, SRS, SRES, MRP
Office: 337-474-2185
Cell: **337-540-2503**



Back to School



3 bedroom, 2 bath, rustic ranch country style home. Features include stained concrete flooring throughout, split open floor plan, tray ceilings in living and master bedroom, walk in closets in all bedrooms with built in shelving providing ample storage. New custom shades installed throughout, and new gutters installed around the whole exterior and sprayed foam insulation providing for an energy efficient home. The large front porch and back deck overlooks the shaded 1.8 wooded acre yard. The 20x20 workshop and covered carport was recently built. This is a must see to appreciate all this home has to offer!
MLS# 175976 \$250,000



This 1.5 story home features 4 bedrooms, 3.5 baths and is situated on approximately 1 acre. The kitchen has granite countertops, stainless steel appliances including a double oven and gas cook top on the island with an abundance of cabinets. The master en suite offers double vanities, jetted tub and walk-in tiled shower. The covered patio is perfect for gatherings. Come and enjoy the country feel of this beautiful home.
MLS 162724 \$300,000



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August



1917 Jennifer Lane

REDUCED!! Colonial style beauty in Carlyss with over 3200 living. Oversized kitchen with abundant storage for all today's small appliances plus breakfast area. Large laundry with sewing area & lots of cabinets for storage. Beautiful floors in the open living/dining areas just replaced. Enjoy your morning coffee off your master suite patio & relax in the spacious 2 room bath. All situated on 1.18 ac at the very end of the street. Lovely courtyard w/2 covered patios
MLS # 170531 \$233,000



307 Lake Breeze Dr

NEW PRICE !! Fully furnished from silverware to bed linens. See list of items that remain & that seller retains. A/C's replaced in 2016 & 2017, Generac generator, in ground butane tank,, bulkhead repaired, Being sold "as is" although there's nothing to do! Inspections for informational purposes only. Too many amenities to list, call agent for list. of amenities. MLS# 174465 \$295,000



TBD Duho Rd - 27.87 acres

Cleared & ready to go w/3 pads in place. Shop pad is 100 X 100. Other 2 pads for home & guest house combined & were done with select materials & compacted for 2-3 yrs. & are 15 " above BFE. Pond stocked w/bass for 10 yrs Plus additional 26.91 ac adjacent to property at no additional cost. MLS # 164498 \$260,000



914 Platt St

2/1 furnished mobile home w/privacy fenced back yard & 3 X 8 wood deck off back. New appliances, 3 car detached carport, & front CV porch. Currently rented for \$800 mo.
MLS# 173330 \$50,000

CAMERON PARISH LAND

Granger Road - 5.62 ac - \$49,500

Big Lake St lots - \$180,000

2 Lots, seller prefers not to separate

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Larry Turner

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Address	City	List Price
1310 Pryce St.....	Lake Charles	\$59,500
726 Rosalie St.	Lake Charles	\$147,500
1302 9th St.	Lake Charles	\$174,500
1412 Hodges St.....	Lake Charles	\$174,500
1018 Link Rd	Lake Charles	\$190,000
4781 Madrid Dr	Lake Charles	\$199,500
1014 Link Rd	Lake Charles	\$210,000
697 Lakewood Dr.....	Lake Charles	\$222,500
1211 Jefferson Dr	Lake Charles	\$249,500
4880 Muirfield Dr	Lake Charles	\$269,500
1200 N Bayouwood	Lake Charles	\$359,500
17464 Hwy 102.....	Fenton	\$375,000
7012 Captain's Cove	Lake Charles	\$385,000
6628 Ursan Dr.....	Lake Charles	\$525,000
101 Pithon	Lake Charles	\$565,000
1001 Terry Ln.....	Lake Charles	\$599,500
4830 W Shoal Creek	Lake Charles	\$735,000
5684 Monarch Way	Lake Charles	\$985,000
218 Shell Beach Dr.....	Lake Charles	\$5,250,000

VACANT LAND

Address	City	List Price
TBD Winners Circle Ln	Vinton.....	\$47,500
TBD St Patrick Ave	Lake Charles	\$67,500
Weeping Willow 5 waterfront in Graywood ...		\$83,500
TBD Evangeline Hwy	Jennings	\$114,500
TBD Evangeline Hwy	Jennings	\$119,500
TBD Evangeline Hwy	Jennings	\$139,500
4003 Locke Lane	Lake Charles	\$159,500
1686 Tiger Lane	Eunice.....	\$250,000
TBD E Cypress Landing ..	Lake Charles	\$1,100,000
TBD E Cypress Landing ..	Lake Charles	\$1,100,500
TBD E Cypress Landing ..	Lake Charles	\$1,300,000

COMMERCIAL LISTINGS & LEASES

Address	City	List Price
1686 Tiger Lane	Eunice.....	\$150,000

See CENTURY 21 Besette Realty, Inc. pages for more information & pictures.

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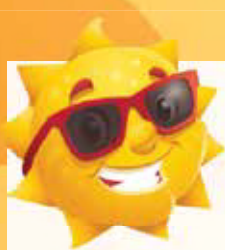
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August 2019
Volume 34 Issue 2

HOME FINDER'S *Guide*



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LAKE CHARLES

3621 DOVER ST - 3 BR / 1 BA

First time home buyer? Investor? This may be the deal for you! This home is centrally located in town. It is walking distance to schools and shopping. It features 3 bedrooms, 1 bath, and 2 living areas. The kitchen has a gas stove and refrigerator. It has a garage and a very spacious back yard. \$107,500



LAKE CHARLES

531 CONTOUR DR - 3 BR / 2 BA

Walk into this house and imagine yourself at HOME! This property sits on a spacious lot in the sought after University Place subdivision right in the middle of Lake Charles. The location is within the SJ Welsh and Barbe school districts. The interior is sprawling with 2619 sq ft. The 3 bedrooms feature plenty of closets and 2 full baths in addition to 2 living areas. The master suite offers a walk in shower and a sauna. The backyard is fenced with several mature trees that shade 2 patios. storage/shop spaces that measure 16x16 that is right off of the double car garage. \$184,500



LAKE CHARLES

1304 S ELTON COURT - 3 BR / 1 BA

Quietly located on dead end street. This 3 bedroom 1 bath home is move in ready, with a bit of updating this would be a fantastic first time home. It has a large living room, spacious kitchen with stove, refrigerator, washer & dryer that remain. Single carport with attached shop/storage. Huge shaded & fenced backyard. \$117,900



LAKE CHARLES

910 COUNTRY CLUB - 3 BR / 2 BA

Your best move will be to this house! All the things a home buyer is looking for can be found in this property. A double corner lot that is a stones throw from AA Nelson Elementary, grocery stores, and other necessities. This 3 bed 2 bath home has a generous floor plan including a renovated kitchen open to the dining area and a living room that features a large picture window. There is a patio that overlooks the fenced backyard adorned with lovely plantings great for entertaining or a quiet retreat. Included with the property is several small storage buildings, one being wired as a shop. A two car carport provides shelter to enter the home as well. This home is sure to provide long life of shelter with the new roof put on in June 2019. The property is located among many businesses and could be considered as potential candidate for rezoning as commercial property. \$190,900

Rentals Call for Details - QUALIFICATIONS: CREDIT REPORT, REFERENCE FROM PREVIOUS LANDLORD, PROOF OF INCOME 3X'S AMOUNT OF RENT. NO RECORD OF EVICTIONS. NO PETS.

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\$1,300 Rent / \$1,400 Deposit
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Washer/Dryer Hook ups, carport

LAKE CHARLES
9284 Rustic View
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\$1,250 Rent / \$950 Deposit
Central A/C
Washer/Dryer Hook ups

WESTLAKE
2318 Alford
3 BR / 2 BA
\$950 Rent / \$975 Deposit
Stove, Fridge, Dishwasher,
W/D Hook ups, Central A/C

WESTLAKE
1516 Cactus Dr
3 BR / 1 BA
\$875 Rent / \$800 Deposit
Window Unit
Washer/Dryer Hook ups

LAKE CHARLES
3630 McKinley
2 BR / 1 BA
\$750 Rent / \$700 Deposit
Central A/C
Washer/Dryer Hook ups

LAKE CHARLES
1711 8th Ave
2 BR / 1 BA
\$700 Rent / \$700 Deposit
Central A/C, Stove, Fridge,
Washer/Dryer Hook ups

LAKE CHARLES
708 Craft - 1 BR / 1 BA
(Add'l room for office, no closet)
\$600 Rent / \$625 Deposit
Window Units, Stove, Fridge,
Washer/Dryer Hook ups



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KINDER - \$259,900



818 LITTLE MILLS RD

This property offers a large house with 3 bedrooms and 2.5 bath. Master bath is handicap accessible. Garage apartment (961 sq ft) that offers 2 bedroom and 1 bath, a 60x60 all metal workshop and a pond stocked with Catfish, Bass, Perch and Brim all on 1.49 acres of land. Perfect house and yard for entertaining. Move in ready! Schedule your showing today! www.hfguide.com/62849

IOWA - \$249,900



617 WOODLAND ST

3 year old home in Ashridge Subdivision. Featuring 3 bedrooms and 2 baths with 9 to 10ft ceilings throughout. Other features include tile and wood laminate flooring throughout, open floorplan, crown molding and wooden built-ins. There is a large sunroom and oversized garage with storage space. Mostly furnished. All measurements m/l. www.hfguide.com/648105

SULPHUR - \$122,075



1113 CORMACK ST

This property offers a 3 bedroom 2.5 bath floor plan situated on 0.63 acres (irregular lot). Schedule your showing today! www.hfguide.com/628203

DEQUINCY - \$99,900



881 ERNEST MORIAL RD

This property offers a 4 bedroom 3 bath floor plan situated on 1.38 acres of land. Schedule your showing today! www.hfguide.com/642670

OBERLIN - \$80,000



402 E SIXTH AVE

Inside city limits of Oberlin. This house offers a 2 bedroom 2 bath floor plan. Could easily convert into 3 bedrooms. Schedule your showing today! www.hfguide.com/646628

JENNINGS - \$54,900



1510 N CUTTING AVE

This property offers a 3 bedroom 2.5 bath floor plan situated on corner lot inside Jennings city limit. Schedule your showing today! www.hfguide.com/629412

LAKE ARTHUR - \$49,900



409 E COMMERCIAL AVE

3 bed 2 bath home in the lively town of Lake Arthur! Needs TLC but has great potential! Good investment! Schedule your showing today! www.hfguide.com/644033

JENNINGS \$44,900



1315 GARAGE ALLEY

This property offers a 2 bedroom 2 bath floor plan situated on 0.52 acres of land. Inside city limits of Jennings. Schedule your showing today! www.hfguide.com/648117

JENNINGS - \$39,900



526 NEZPIQUE ST

This property offers a 3 bedroom 2 bath situated on 0.28 acres of land inside city limits of Jennings. Schedule your showing today! www.hfguide.com/593031



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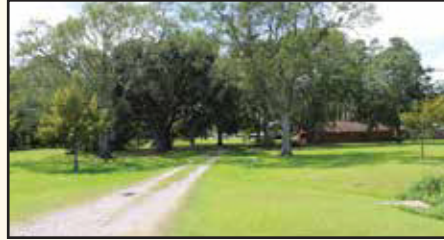


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\$1,152,800

2.7 ACRES of Prime Commercial Property on busy corridor of Westlake. Endless Possibilities - High Traffic Count.



\$699,000

PRIME COMMERCIAL PROPERTY! Land is cleared and maintained consisting of 9.6 acres with 2 homes, a wood frame home on slab, double garage with 1591 living and a vinyl side home on slab, double carport with 923 living.



\$479,000 – 2560 Living, 4BR, 3.5 BA

1.5 STORY CUSTOM brick home on 3 manicured acres m/l, park like setting, Chef's kitchen with island, lots of cabinetry, breakfast nook, separate dining, ceramic floors, family room with gas fireplace, elegant foyer, downstairs master suite with bathtub and separate shower and his and her closets, covered patio, landscaped, double garage, double carport with workshop, 32x30 barn.



\$335,000 – 2343 Living, 4 BR, 3BA

EXECUTIVE FRENCH home in Woodland Forest Estates. Custom island kitchen with lots of cabinetry & breakfast area, formal dining, light & bright, neutral colors, lots of windows, foyer, family room with gas fireplace and 10 ft. ceilings, master suite with jetted tub and separate shower, covered patio overlooking large fenced in yard, fruit trees, lots of landscaping with irrigation.



\$299,000 – 2110 Living, 3BR, 2BA

CUL-DE-SAC LOT with easy care landscaping in quiet subdivision is where you will find this spacious Brick home. The great room is center of attention with double tray ceiling, fireplaces, recessed lighting, accented with columns & arches that separate the formal dining. Kitchen has abundance of cabinets, pantry, large breakfast bar & informal dining with lots of natural light. Master offers double tray ceiling, jetted tub, separate shower & built-ins. There is an extended driveway for 3rd vehicle, storage room inside double garage plus a covered patio for relaxing outdoors.



\$279,900 - 2115 Living, 4BR, 2BA

TRADITIONAL BRICK home on large lot, 20 ft. family room with 10 ft. tray ceiling, gas fireplace, and built-ins, kitchen with 8 ft. island, granite countertops, and stainless appliances, master suite with 10 ft. tray ceiling and custom tile shower, utility with built-ins, fenced backyard, dead end street.



\$279,000

WELL MAINTAINED! 7 acre tract on dead-end street with trees and fencing. 38x100 metal building with (3) 11 ft roll-up doors, cinderblock walls, and concrete floors. The building also has kitchen, bathrooms, and 24x38 carport, 49x50 barn.



\$254,500 – 1919 Living, 3BR, 2.5BA

1.6 SHADED ACRES surrounds this beautiful home. The open floor plan flows well for any lifestyle, with corner wood burning fireplace, tray ceiling, French doors open to patio, granite counter tops, stainless appliances, snack bar, breakfast area plus dining room. The master has tub, separate tiled shower, double sinks, and walk-in closet. The laundry room offers a wall of cabinet, convenient to kitchen and garage.



\$165,000 – 1466 Living, 3BR, 2BA

WELL MAINTAINED Brick home on a large lot. Family room with cathedral ceiling, kitchen with breakfast nook, separate dining, living room, 12x21 covered patio, double garage with storage.



\$144,500 – 1477 Living, 3BR, 2BA

WELL MAINTAINED brick home on an oak shaded corner lot with a privacy fenced back yard, conveniently located near Memorial Hospital. This home offers granite counters with tumbled marble back splash, ceramic floor plus pantry and wall oven, dining room is open to the spacious family room, master has walk-in closet and an over sized custom tiled shower. Exterior and some interior have been recently painted; roof is 3 years young.



\$128,900 – 1269 Living, 3BR, 2BA

ESTABLISHED NEIGHBORHOOD in the heart of Moss Bluff is where you will find this 3 bedroom, 2 bath home. It offers abundance of kitchen cabinets with snack bar open to dining area, attached carport with laundry room located on a half-acre shaded lot, walking distance to schools. Owner/Agent



\$139,900 - 2240 Living, 3BR, 2BA

DOUBLE WIDE 2001 32x70 Cavalier on a cul-de-sac lot, great room with fireplace, kitchen with a abundance of cabinets & snack bar, separate dining, split floor plan master suite with jetted tub, separate shower, & large walk-in closet, large cover patio with fenced backyard, metal roof, double carport with workshop.



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\$350,000

LOCATION-LOCATION-LOCATION... Zoned Commercial and located in a high traffic area of Moss Bluff. Large house previously used as a Day Care center and could be converted to business offices or retail. Kitchen updated to include stainless appliances and granite. 3 bedroom, 2 baths, sun rooms, porch, 2 large dining areas, breakfast room, workshop and more. Would make a great investment property.



\$184,000 - 1633 Living, 3BR, 2BA

CHARMING BRICK home with inviting front porch on large shaded lot in Moss Bluff offers wood burning stove, cathedral ceiling, galley style kitchen open to dining area with bay window, spacious master with walk-in closet. There is a sizable laundry room and outdoor room for additional storage plus a large covered patio.



\$235,000 - 2247 Living, 3BR, 2.5BA

BONUSES GALORE! Brick home situated on over 2 acres of land. An above ground 18x33 pool, 40x30 workshop w/12 ft. slide door & 10 ft. roll door, 14x20 shed, over sized carport, fireplace, spacious bedrooms, formal dining, breakfast bar, formal living room plus large den/family room with fireplace. Tons of storage above carport and attic. Great for entertaining.



\$69,500 - 1090 Living, 4BR, 1BA

4 BEDROOM COTTAGE located near schools and industries. Good home for starters or investors.



\$64,000 - 1248 Living, 3BR, 2BA

SHADY HALF ACRE lot on dead end road, 3 bedroom, 2 bath mobile home with open floor plan, split master with walk-in closet, some rooms recently painted, new hot water heater plus large covered porch, metal roof, covered parking and 14x24 man cave/ outdoor shed (with electricity and window ac).



\$55,500 - 1061 Living, 3BR, 1BA

HANDYMAN SPECIAL - Great for investment or private residence convenient to I-10 with city amenities. This 3 bedroom floor plan offers a spacious family/dining room combination, step saver kitchen with large pantry and adjacent laundry room (which includes upright freezer). The large back yard has an approx 10x20 storage shed.

LOTS OF LOTS

WESTLAKE

202 Phillips Rd. -- PRIME COMMERCIAL PROPERTY!
Property has been maintained. Brick home and shop on property. High traffic.....

\$1,152,800

3425 Davis Rd. -- PRIME COMMERCIAL
PROPERTY located on Davis Rd. Property has been maintained. High Traffic. Great for retail, mall or apartments.....

\$307,363

SULPHUR

Holbrook Park Rd. - 4.63 wooded acres.....

\$ 68,000

RAGLEY

Clyde Parker - Lot 196 of Beau Allen Est.....

\$ 25,000

Ernest Dr. - Lot 163 of Beau Allen Est.

\$ 25,000

Ginger Ln. - Lot 184 of Beau Allen Est.....

\$ 25,000

E. Allen Dr. - Lot 113 of Beau Allen Est.....

\$ 25,000

MERRYVILLE

Hwy 190 -50 acres with hard wood and cypress trees adjoining River Bottom Fishing and Hunting Club. Boggy Bayou runs through property. Great hunting!

\$ 79,500

MOSS BLUFF

Sam Houston Jones Pkwy. - Own a piece of Moss Bluff with either of these 2 tracts of Prime Commercial Property between Popeye's and Dynamic Dimensions with access to Sam Houston Jones Pkwy. or Tom Redd Ln.

Owner/Agent..... **\$425,000 /\$990,000**

929 Sam Houston Jones Pkwy - Prime Commercial location in the heart of Moss Bluff - Owner/Agent.

\$475,000

Coffey Road - 24 acres lying next to Little Indian Bayou, waiting to be developed.....

\$349,500

Sam Houston Jones Pkwy. - Commercial corner lot, cleared with existing concrete Slab, located in the heart of Moss Bluff. Great for Retail or Office Space

\$300,000

Birdnest Rd. - 16.4 acres cleared, ready for construction

\$209,900

4111 Hickory Branch Rd. - 30x30 shop with concrete slab, 10x30 lean-to with 3 horse stalls, pond, house pad, secluded on 9.57 acres

\$199,900

Hickory Branch Rd., Lot 1 Great home site, 7.81 acres, cleared, ready for construction.....

\$195,250

Hickory Branch Rd., Lot 2 Great home site, 7.59 acres, cleared, ready for construction.

\$189,750

Jennifer Lane - Country living on 10 cleared acres on a dead end road, ready for your dream home.....

\$164,900

Hillary Rd. - 2.86 cleared acres in Moss Bluff

\$ 74,900

N. Perkins Ferry Rd. - 2.2 acres w/long drive 16' x 786.56 into property.....

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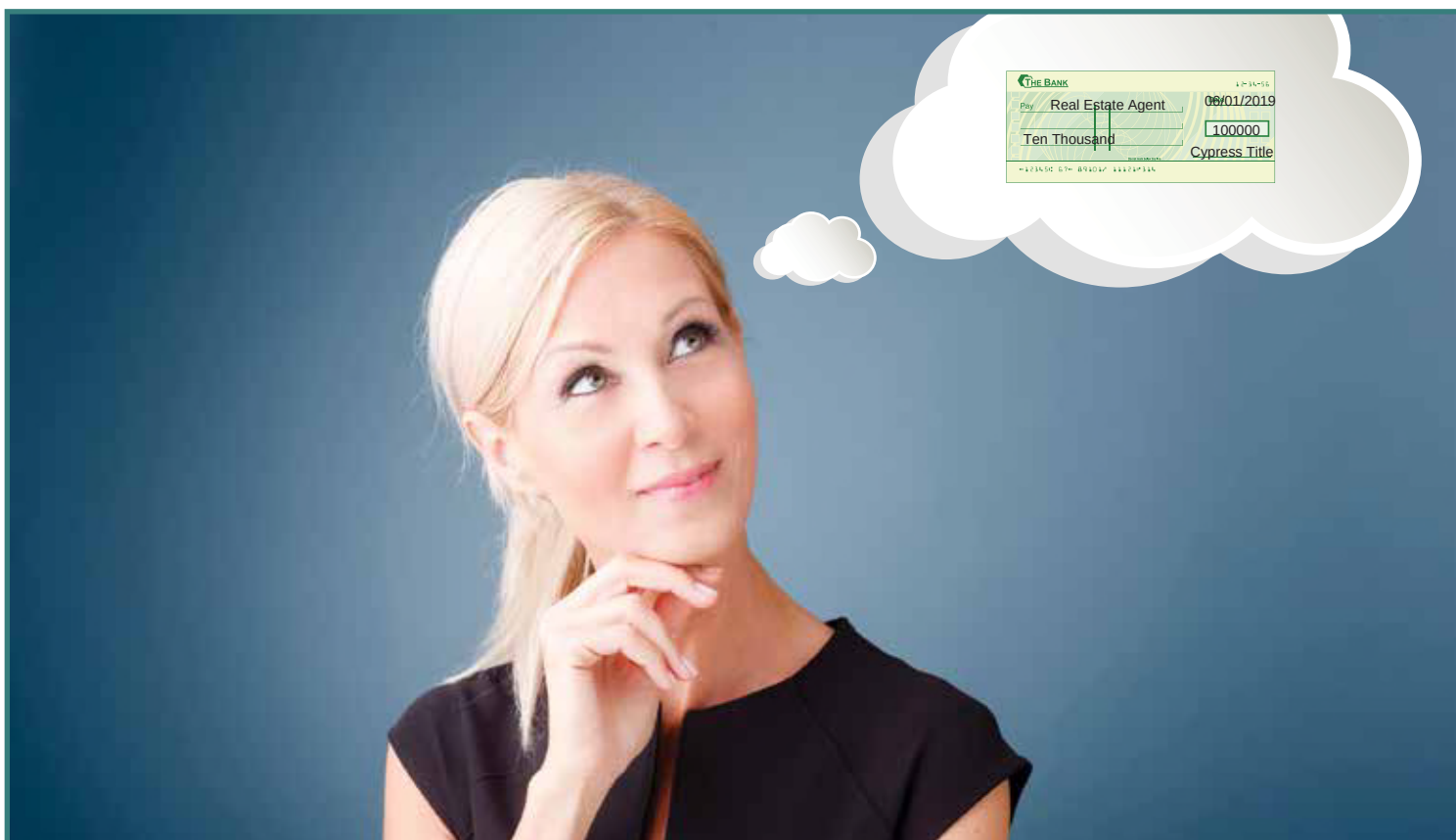
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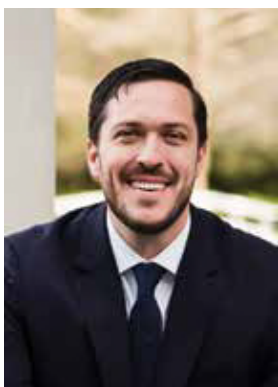
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\$345,000

3822 N JASMINE DRIVE

Beautiful 3BR/2BA home in Graywood Subdivision. Hardwood flooring throughout w/porcelain tile in both BA, stainless appliances, granite counter tops, custom cabinetry, patio w/gas grill hookup, etc. Call LaDonna Pousson @ 661-2354. MLS# 180482



\$189,900

2921 ENTERPRISE BLVD

Completely remodeled 3BR/3BA home w/new flooring, double pane windows, cabinets, paint, BA fixtures. MBA has dual sinks, fenced backyard, garage is air conditioned. Call LaDonna Pousson @ 661-2354. MLS# 178842



\$139,995

1511 11TH STREET

Well built 3BR/2BA home w/treated lumber. Double insulated Anderson windows, open spaces & lots of extra amenities, fenced backyard & garden area, tool room, etc. Call LaDonna Pousson @ 661-2354. MLS# 169308



\$54,000

2001 LEGION STREET

Home features 3BR/1BA, freshly updated wood floors throughout, new kitchen cabinets & windows. Located on a shaded corner lot. Call LaDonna Pousson @ 661-2354. MLS# 175885



\$339,900

2711 MICKEY LANE

Recently Renovated 4BR/3.5BA on approx. 1.2 acres in well kept neighborhood. New flooring, countertops, BA fixtures, in ground pool, covered patio, fenced backyard, etc. Call LaDonna Pousson @ 661-2354. MLS# 173347



\$475,000

1605 E. BROAD STREET

Very large Commercial Building that has been gutted. Many possibilities for site. Also has extra land surrounding building for expansion if needed. Call Daren Sarver @ 540-8442. MLS# 169251



LEASE

2000 LAKE STREET

Landmark location on the SW corner of Lake Street & Sallier Street. This office building has built-in desks or work stations w/plenty of desktop space, drawers/shelving. Conference room, kitchen/break area, etc. Call Lash Stevens @ 540-5964. MLS# 175967



\$350,000

WOODLAND ESTATES DRIVE LOT #7

Wonderful Opportunity to own one of the last Waterfront Lots on the Contraband Bayou. Mostly cleared & good elevation. Call Daren Sarver @ 540-8442. MLS# 167989.



LEASE

3255-A EAST PRIEN LAKE ROAD

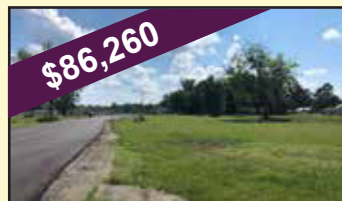
Excellent Location in Power Center area. Flexible 2,000 sq ft Retail or Office space w/3 offices, 4 work station/cubicles, 2 bathrooms, kitchen & storage area w/cabinets plus warehouse that includes office. Call Ron Granger @ 802-0802. MLS# 170110



\$385,000

4723 COMMON STREET

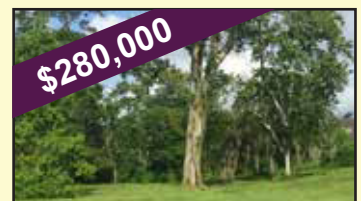
Great Location! Many opportunities at this high traffic location near MSU Campus. Sale includes all furniture / fixtures & also has bathrooms, office & storage room. Call Ron Granger @ 802-0802. MLS# 170463



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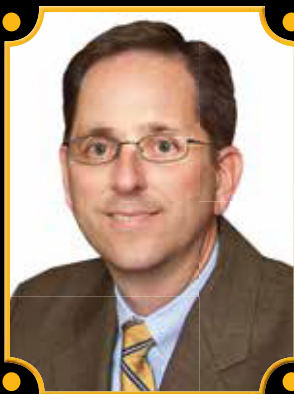


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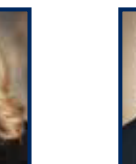
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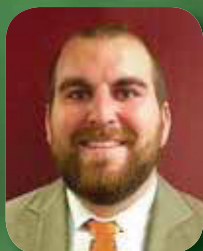


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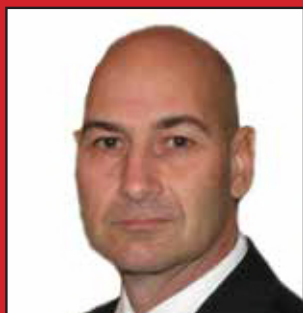
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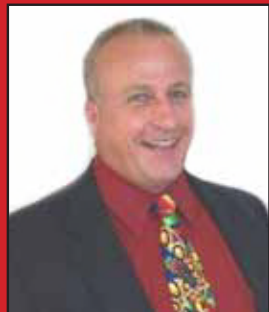
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1506 WALKER RD - \$225,300



CHARM & SPACE OF THE COUNTRY, but the convenience of the City, 3BR/3BA in Sulphur. Over 2300 sq ft, open floor plan & lots of storage, partially updated, well-maintained home w/tongue & groove ceilings, interior brick wall. Metal roof. 0.7 ac lot. The Office w/wall of shelves & closet, could be a 4th BR. Detached, 20'x32' workshop w/electricity in the rear yard. Additional storage, off the carport, w/sink. Flood Zone "X". Appliances included. Granite countertops in Kitchen & MBA. MLS# 180363

6720 SUN MEADOW LN - \$214,300



GREAT LOCATION in South Lake Charles, quiet neighborhood on dead-end street, 3BR/2BA. Hardwood floors, tiled kitchen, granite countertops, stainless appliances, new toilets, gutters in front, shutters for all windows, new Trane A/C w/6 yrs left on warranty. Large LR w/wood burning FP & formal DR. Covered, rear patio & wood deck, enclosed in a privacy fenced back yard w/lots of trees, park-like atmosphere. Flood Zone X. One year Home Warranty provided for the new Buyer. MLS# 180633

671 LAKEWOOD DR - \$215,000



UPDATED 3BR/2BA, 1.5 STORY, TOWNHOME IN LAKEWOOD 2200+ sq ft. Centrally & conveniently located, Homeowner's Association, access to a neighborhood pool & clubhouse. MBR suite: walk-in, tile shower. Open Kitchen/Dining Room area, spacious LR w/high ceilings & wood burning FP. Wet bar w/wine rack & ice maker. Granite countertops. Stainless sink, Dishwasher, Refrigerator & black stainless Range/Oven & Microwave. Washer & Dryer & NEST Thermostat included. Plenty of storage throughout. Flood Zone "X".

5347 GRANT LN - \$257,180



NEW CONSTRUCTION BY JEVCON in Lakes of Clearfield, minutes from Lake Charles. Covered ditches, underground electrical & gas. Tons of upgrades & custom finishes. Open floor plan, 9' & 10' ceilings, custom cabinets built on site, granite counter tops in kitchen, BAs & laundry room. Larger master suite: double sink lavatory, large corner soaking tub & separate tile shower & HUGE walk in closet. Large laundry room is conveniently located right off master suite & kitchen area. MLS# 173314



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6593 W ELLA KATE LN - \$353,245



RIDGE SUB ON NEARLY .5 ACRE LARGE LOT! Completed NEW HOME in Pierres Ridge Subdivision by JEVCON Construction - open, split floor plan w/formal dining area. Custom quality construction; very functional use of space; intricate detail work; high ceilings. Covered front & rear porches. MBR has a huge his & hers walk-in closet w/ built-ins. Custom quality through out, nothing spared! Home is located on almost .5 acres! Dont miss out, not many homes left in this phase & they are selling fast!

1081 N ELLA KATE LN - \$344,780



NEW 4BR/3BA, CUSTOM-QUALITY home by JEVCON in Pierres Ridge Sub, 100 ft lot. Open floor plan w/island kitchen, LR w/wood burning FP, formal DR. Custom cabinets w/decorative trim & unique design, granite counter tops, high ceilings, crown molding in living areas. The ensuite MBR features separate His/Hers walk-in closets, 2 separate sinks, garden tub & separate, custom tile shower. PRIVACY-FENCED rear yard & spacious, covered patio. Early buyers can choose colors, flooring, appliances, fixtures, etc. within a generous Builder allowance. Flood Zone X.

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LAKE CHARLES - \$474,900



2089 HWY 397 HIGHWAY

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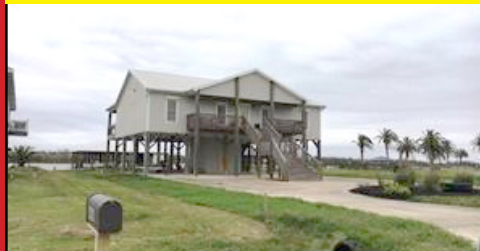
IOWA - \$257,180



5347 GRANT LANE

NEW CONSTRUCTION in Lakes of Clearfield, minutes from Lake Charles. Covered ditches, underground electrical & gas. Open floor plan, 9' & 10' ceilings, custom cabinets, granite counter tops. Larger master suite w/double sink, soaking tub & separate tile shower & HUGE walk in closet. Large laundry room right off master suite & kitchen area. www.hfguide.com/615472

HACKBERRY - \$699,900



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LAKE CHARLES - \$353,245



6593 W ELLA KATE LANE

NEW CONSTRUCTION IN PIERRE'S RIDGE SUB ON NEARLY .5 ACRE LARGE LOT! Completed NEW HOME in Pierres Ridge Subdivision - open, split floor plan w/formal dining area. Custom quality construction, intricate detail work, high ceilings. Covered front & rear porches. MBR has a huge his & hers walk-in closet w/built-ins. Home is located on almost .5 acres. www.hfguide.com/615711

IOWA - \$26,900



JEFF DAVIS WARD LINE ROAD

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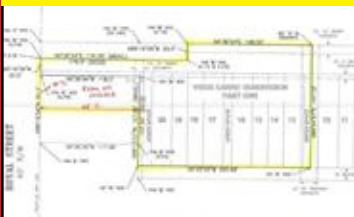
IOWA - \$60,000



TBA OLD HECKER ROAD

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LAKE CHARLES - \$269,900



ROYAL STREET

9 LOTS PRICED AT \$29,980/lot. Location, Location, Location! 9 town-home/patio home lots just behind McNeese Base Ball Fields. Lots are already plated & ready to go. City utilities are available. Would make an awesome town home development for sale or rental units for McNeese students. Walking distance to both McNeese & McNeese baseball/football fields. Dont let this one pass you by! Not in a flood zone. www.hfguide.com/620314

LAKE CHARLES - \$117,500



E WHITE OLEANDER CIRCLE

BUILD YOUR DREAM HOME in the newest neighborhood in Graywood. New Construction homes are being built now. Lot ready to build on. Builder packages available for multiple lot purchases. www.hfguide.com/706304

HACKBERRY - \$249,900



205 ANGLER BAY DRIVE

AWESOME 3 BEDROOM 2 BATH new construction camp at an affordable price! Property is located within the development of Angler Bay Subdivision. Camp features vaulted ceilings, open floor plan and lots of custom touches. www.hfguide.com/729468

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AUDUBON - \$231,000
3 BED, 3 BATH



GRACELAND - \$256,000
3 BED, 3 BATH



NOTTOWAY - \$215,500
4 BED, 3 BATH



DUCROS - \$267,000
4 BED, 3 BATH



OAK ALLEY - \$334,000
4 BED, 3 BATH



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nobody else does."

Steuart Henderson Britt



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money is like a man who
stops a clock to save time."

Henry Ford

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CHOOSE QUALITY, CHOOSE LOCAL, CHOOSE...



SOUTH LC



6815 Brookfield St - \$242,500

3 bed 2 bath home on a huge corner lot in South Lake Charles. The kitchen of this open concept and completely updated home has granite, stainless appliances, custom cabinets and opens to a precious dining room. The living room is open and bright and opens to a huge fenced in back yard. This backyard paradise has room to roam, heated/cooled workshop, and a covered area to relax in the shade! The bedrooms are all very spacious and the master opens to an en suite with a huge walk-in closet.

FIVE BEDROOMS



7101 Windmill Ln - \$274,900

Beautiful 5 bed, 3 full bath home in South Lake Charles! This large home has tons to offer from the separate kitchen, dining, and breakfast areas to the large living room centered around a wood-burning fireplace. The large master offers great natural lighting and leads into a spacious en-suite and walk-in closet. Extra amenities include solar panels, spray foam insulation and storage in the attic, and vinyl plank flooring upstairs that is less than two years old. You don't want to miss out on this one!

INVESTMENT



520 W Parish Rd - \$199,900

4-unit investment property on a huge piece of property! This income-producing property has four separate living quarters for a total of six bedrooms and four full bathrooms. All tenants share the community laundry room and the large gunite pool. The property has been rented to its capacity, and with its close proximity to the plants and other industry-related locations, you don't want to miss out on this opportunity!

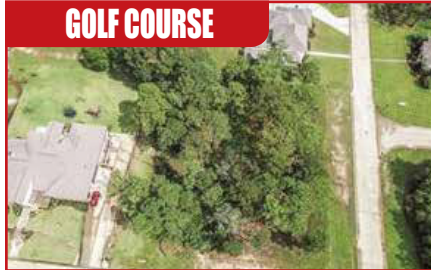
SWEET LAKE



395 W. Precht - \$74,900

Build your dream home on this residential lot in the Sweet Lake/Grand Lake area! With over 3 acres to enjoy, the possibilities are endless! This lot provides the quiet, country setting you've been looking for! You don't want to miss out on this one, so check it out today!

GOLF COURSE



2700 Roberts - \$59,900

Vacant lot in the Augusta Village Subdivision of the beautiful National Golf Course in Westlake! This property is almost half an acre, and backs up to the 17th hole. It provides the perfect setting for golf course living while still enjoying the quiet, serene area. With so much expansion and productivity in the area, you don't want to miss the opportunity to build your perfect dream home on this lot!

OVER 3 ACRES



TBD HWY 171 N. - \$449,900

Large track of commercial property located in the heart of Moss Bluff near First National Bank DeRidder, Johnson's Funeral home, and near an expected large planned development. This area is one of the fastest growing in SWLA and this spot is near all the action. This location offers so many possibilities from retail, multi-family, apartment units, office complex, and more!

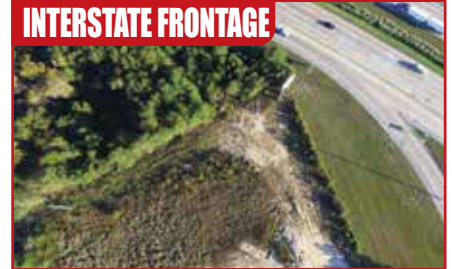
MORGANFIELD



5756 Monarch Way - \$329,900

Breathtaking lot with over 5 Acres in Morganfield Subdivision. Dirt work is complete for a 11,000 square foot home to be built. 3 sets of culverts installed, clay driveway is complete, trees hand picked for removal as per restrictions, and a lovely custom pond area awaits for one lucky homeowner to enjoy! Contact Nikki for details!

INTERSTATE FRONTAGE



Along I-10 in Sulphur - \$1,490,000

This unbelievable track of property is almost 13 acres of property located adjacent to Lowes Hardware in Sulphur. This property has nearly 900 feet of Interstate frontage and has a right of ingress and egress through the Lowes property to access the land. This rare find is in one of the fastest growing areas in the Nation and has unlimited possibilities. The track is next to the new Koyoto Japanese restaurant and Chilis and is large enough to either split into smaller tracks that would provide a highly visible, high traffic location that would be ideal for nearly any business.



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Nikki Lafuria | Owner Broker | 337-302-7994 | nikkips.com

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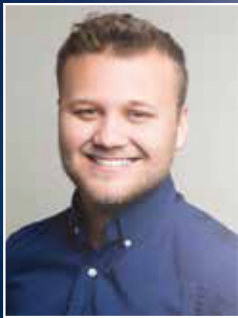
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SITTING ON 1 ACRE



SPACIOUS 4 BED/3 BATH RANCH STYLE HOME SITTING ON 1 ACRE in Lake Charles! Move-in ready with plenty of room for your growing family! Great outdoor space for entertaining or just enjoying the peace and quiet! There is also a 24x30 shop on the property. Don't miss out! MLS:179172 Call Wallace Myers (337) 368-7553

REMODELED HOME



PRECIOUS 3 BED /1 BATH REMODELED HOME in LAKE CHARLES! Features include: granite counters, modern mosaic backsplash, laminate flooring throughout, privacy fenced backyard and much more! Don't miss out on this great home! MLS:179187 Call Wallace Myers (337) 368-7553

BEAUTIFUL BRICK HOME



3 bed/2 bath home with gorgeous features including: custom wood cabinetry, wood laminate flooring, granite countertops, custom backsplash in kitchen and bathroom and so much more! MLS:180588. Call Wallace Myers 337-368-7553

ALMOST 7 ACRES



FANTASTIC HOME sitting on ALMOST 7 ACRES in ELTON! This spacious 4 bed / 4 bath home is ideal for your large or growing family! Features include but not limited to: grand entry with overlooking balcony from 2nd story, enclosed sunroom/bonus room, large kitchen with oversized island for extra storage and much more! Also on the property is a climate-controlled workshop/barn, complete with kitchen and 1/2 bath. Enjoy the outdoors that are surrounded by beautiful oak trees and open space. MLS:170069. Call Wallace Myers 337-368-7553

END OF A QUIET STREET



4 BEDROOMS / 2 FULL & 2 half-baths in Jennings! This large home is situated at the end of a quiet street with a huge covered parking/entertaining area. Features include an office space, family room with fireplace, game room with built in bar, a bonus room, original hardwood floors in the livingroom and so much more! All appliances stay! Plenty of room to roam inside and out! Many of the original touches of the home have been lovingly preserved through updates over the years. Seller to offer up to \$10,000 concession at time of closing with accepted offer. MLS:177653 Call Wallace Myers (337) 368-7553

WATERFRONT HOME



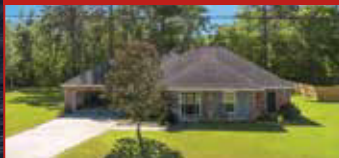
2400 sq ft 4 bed/3 bath home is open concept living/kitchen/dining area. Features include: granite countertops and custom cabinetry throughout, beautiful backsplash in kitchen, man cave/entertainment space downstairs that boasts a fully equipped bar area with custom cabinetry, bar seating, plenty of space to entertain and so much more! Sitting on over 1/2 acre with 80 feet of water frontage and covered fishing dock, covered parking. MLS:179262 Call Wallace Myers (337) 368-7553

21 ACRES CLEARED AND READY



ALREADY ON THE PROPERTY is a barnhouse equipped with plumbing and electricity as well as a barn for all of your equipment and toys! The limits are endless! MLS:170068. Call Wallace Myers 337-368-7553

BEAUTIFUL HOME IN MOSS BLUFF



Featuring open concept living, spacious bedrooms, tile and wood flooring throughout and much more! Don't miss out on this fantastic home! MLS:176142 Call Wallace Myers 337-368-7553

WATERFRONT HOME



Only 1/4 mile by boat to the intercoastal waterway and from their only 3/4 of a mile to Big Lake! Exterior features include: 2 boat launches, one of which can handle a 25 ft boat, screened in porch, 185 feet overlooking the canal, 3 decks allowing you to take in the views - just to name a few! Inside features include: 2 bed/2 bath, 2 kitchens, large great room with an enclosed eating area and so much more! Don't miss out!! MLS:175690 Call Wallace Myers (337) 368-7553

WATERFRONT HOME!!



3 Bedroom / 2 bath open concept home is perfect for relaxing or entertaining! Features include: living room windows overlooking lake, beautiful pecky cypress wood in the kitchen, stainless steel appliances and much more! Enjoy your personal wharf with screened in room, great for relaxing anytime of day. MLS:171738 Call Wallace Myers (337) 368-7553

2 HOMES FOR THE PRICE OF ONE!!!



SITTING ON ALMOST 2 ACRES in Acadia Parish - The first home has 4 bed/2.5 baths with plenty of space for your growing family! The second home has over 1500 sqft living with 3 bed/3 bath and its own separate entrance, which makes it perfect as a guest house, mother-in-law suite or a rental! MLS:173275. Call Wallace Myers (337) 368-7553

NEW CONSTRUCTION STARTING UNDER \$200K!



Mimosa Park, Audubon Place, Crest at Morganfield, Savannah Lakes, Pinehurst at West Trace Homes, and Wisteria Vine are 3, 4, 5 bedrooms, 1364 to 3173 square feet with many floorplans to choose from! 10 year limited warranty! Call Wallace Myers 337-368-7553



LBANCA ALBERGO HOTEL



8 luxury suites in Lake Arthur. Beautifully done from top to bottom! Included in the sell: wine store/inventory that is located in the old bank vault (previously Jeff Davis Bank), and all hotel fixtures & furnishings. Was also named "One of The Coolest and Most Unusual Places to Stay in the United States." MLS:174552. Call Wallace Myers 337-368-7553

MOTHER-IN-LAW SUITE



HOME AND MOTHER-IN-LAW SUITE ON ALMOST 1 ACRE in JEFF DAVIS PARISH! This 4 bed / 3.5 bath home features: 2 master suites, open concept living, office space and much more! Enjoy the large fenced in backyard surrounded by mature oak & fig trees. Don't miss out! MLS:171941 Call Wallace Myers (337) 368-7553



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\$192,000 - SOLD!



102 PECAN STREET, IOWA

SUPER CUTE! BEAUTIFUL 3/2 in Iowas Garden Terrace with a workshop in the garage ready for a handyman! This home has amazing curb appeal and includes a fenced in backyard. It has an open split floor plan that includes a large living area. The master is large and the bath has double sinks. Don't miss this gem! www.hfguide.com/637183

\$249,900 - SOLD!



3900 HECKER ROAD, IOWA

ENJOY THE QUIET, serene life on this beautiful, cleared 10 acre property with a pond. There is a large beautiful, fully functioning 8 stall barn with 1 bedroom, 1.5 bath living quarters attached. There is also a house pad on the front of the acreage to begin building your dream home. www.hfguide.com/532310

\$189,900 - 3 TRACTS AVAILABLE



TRACTS 1-3 KINGSLEY ST, LC

THIS BEAUTIFUL NEW CONSTRUCTION by HP Fontenot Builders will be a 3 br/ 2.5 ba 2-story home with 1657 sq feet of living, an open floor plan, a kitchen with a large island and granite countertops throughout. The master bedroom will have a master bath with double sinks. Pre-construction buyers can select exterior and interior finishes; don't miss the opportunity to put your own touch into this home! www.hfguide.com/554818

\$255,000 - CUSTOM-BUILT HOME



1492 CLARK COURT, LC

ARE YOU LOOKING FOR A custom-built home? Then you need not look any further! Don't miss this 2000 sq. ft. beautiful, custom-built French country home in a quiet neighborhood in Moss Bluff. With an open, split floor plan it has 3 spacious bedrooms, a formal dining, and a covered patio. You will not feel crowded as the home sits on .75 acres and gives you plenty of space. This home is a must if you like family gatherings and entertaining. www.hfguide.com/639579

\$181,000 - NEAR GOLF COURSE



311 W WAYSIDE DR, WESTLAKE

SPACIOUS HOME IN RURAL Westlake located near golf course. Home offers a newly renovated kitchen, granite countertops, a wine fridge, new laminate floors, fresh paint, 2 remodeled bathrooms and a sunroom overlooking the fenced backyard. Located in flood zone X--- no flood insurance required! This home may qualify for rural development. www.hfguide.com/614651



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\$155,000 - 1/2 ACRE!



1021 JACKSON ST, LC

ARE YOU LOOKING FOR A spacious home with a large backyard? Look no further! This home has 3 spacious bedrooms and 2 baths. Kitchen has plenty of cabinet space and a separate dining area. The large backyard contains 2 storage buildings and a fenced off area. www.hfguide.com/606376

\$300,000 - CLOSE TO I-10



TBD OPELOUSAS ST, LC

PERFECT FOR DEVELOPERS or anyone looking to store large animals. Its very close to I-10 and I-210. This 9.57 acre property is zoned R-1 residential and flood zone X. www.hfguide.com/555120

COZY JENNINGS HOME



619 SCOTT ST, JENNINGS

Check out this beautiful, well kept 3/2 home. Located in a nice, quiet neighborhood. Master includes two closets and attached bathroom with subway tile. The living area has a wood burning fireplace, the space can also be used for dining or office space. There are two laundry areas, a smaller one that houses the washing machine and a larger one with cabinets and counter space that houses the dryer. www.hfguide.com/639904

NEWLY RENOVATED



2044 18TH ST, LAKE CHARLES

Newly renovated, brand new appliances and move in ready!! What more could you ask for? This beautiful home is located in Oak Park subdivision. The home has a new 30 year architect roof, all new sheet rock, dry wall, paint, custom built cabinetry in the kitchen with a pot filler, light fixtures, flooring, updated plumbing and electrical by licensed and bonded contractors. www.hfguide.com/522181

WATERFRONT PROPERTY!



270 COUSHATTA LN

Beautiful 3 bed 3 bath home nestled on Indian Bayou and sits on almost 3 acres!! Just seconds away from Sam Houston Jones Park, this home has breathtaking views of wildlife and is truly the Louisiana dream! Also, has the potential of adding a Nature Trail through the Wetlands towards Indian Bayou to truly experience the wildlife and views of nature. \$340,000 MLS:177309 www.hfguide.com/640012

IMMACULATE ONDITION!



5623 E PINWOOD DRIVE

UPDATED 3 BED 2 BATH in immaculate condition! Featuring granite counter tops, huge living/den area with wet bar, wood burning fire place, a second large living area. Recent updates include new Central Heating/Cooling system, new outside AC unit, new ducts, and a new hot water heater. Master has two walk-in closets and a large walk-in shower. \$249,900 MLS:178806 www.hfguide.com/587389

VACANT LOT



305 V E WASHINGTON, LAKE CHARLES

Great investment property located on the north side of town. The lot is cleared but there are a few trees. www.hfguide.com/619741

11.25 ACRES



OLD TOWN RD, LAKE CHARLES

11.25 acres of land equals so many possibilities. Zoned agricultural. Flood Zones A & X. Property is from the electric pole on the left to the small wooden pole on the right. www.hfguide.com/597600

COMPLETELY ENOVATED



3204 ENTERPRISE BLVD

MIXED ZONED PROPERTY WITH INCOME POTENTIAL. PERFECT for an office, business, residential use or more!! This amazing property that has been completely updated inside and out. The effective age of this property would certainly be nearly new construction. \$164,900 MLS:177660 www.hfguide.com/643141

UNDER CONTRACT



3293 BENOIT ROAD

4 BED 3 BATH HOME LOCATED on a huge lot in south Lake Charles WITH GUNITE POOL and POOL HOUSE! This home has been updated including new ceramic tile flooring, stainless appliances and granite countertops! The master suite is huge and features built ins. \$274,000 MLS:179252 www.hfguide.com/651330



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Will KRAJICEK 337-707-3337
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WATERFRONT!!

8560 BIG LAKE ROAD UNIT G - LC
WATERFRONT 2/2 CAMP LOCATED on a canal with boat slip and bulkhead. Canal leads out to Black Bayou and then, to wherever your ship may sail! This property is cute as a button, with nicely appointed kitchen open to the dining and living room, a downstairs guest bath, and two bedrooms upstairs with indoor laundry. The master features balcony access and a large walk in closet. This property is fully fenced and has a great covered entertainment space downstairs. There are outdoor storage closets and plenty of parking as the lot across the street is for the owners use, as a lifetime lease. New roof January 2019. \$175,000 www.hfguide.com/613609



SPACIOUS DOWNTOWN

1218 8TH STREET, LC
SPACIOUS 4 BEDROOM, 3 bath home in downtown Lake Charles in Edgemont Subdivision. This 3000+ square foot home has all the extra space one could need featuring a large great room with a vaulted ceiling, additional living space and sun-room which could serve many purpose. This homes charm can be seen throughout and is complete with a vintage kitchen. There are two en-suites, including the master which is spacious and has plenty storage with a walk in closet as well as his and hers closets. This home is move-in-ready and packed with character! Schedule your private showing today. \$225,000 MLS:174385 www.hfguide.com/632409



1.8 ACRES WATERFRONT W/SHOP

1246 STRAIT DRIVE, SULPHUR
BUILD YOUR WATERFRONT dream home on this beautiful 1.8 acre lot, which has mature oaks, stunning water views, and a well built 30x50 shop. The shop is only 4 years old, has power, 2 awnings, 2 roll up doors, foam insulation, a window unit, cypress interior walls, and sealed concrete floors. This property already has an existing private sewer, city water, and electricity. Also available to the purchaser is a survey, soil sample report, and elevation certificate. 2 RVs on property are NOT included in the sale. \$285,000 MLS:177675 www.hfguide.com/629039



MID CENTURY BEAUTY

4717 PRIEN BLUFF DRIVE, LC
THIS BEAUTIFULLY REMODELED mid-century modern charmer is packed with style and functionality. On 1.4 acres of land in a preferred flood zone, which means no flood insurance is required. You'll enjoy plenty of space in this 4,455 square foot home with 4 bedrooms and 4 bathrooms. Kitchen is a chefs dream with commercial grade stainless appliances, an oversized island, double oven, and a butlers pantry. Master suite is fit for a king or queen featuring an additional sitting area with fireplace overlooking the pool area and two bathrooms. Still has the charm from its original period, with many original light fixtures, marble entryway, and pecky cypress walls in one of the 3 living rooms. \$510,000 MLS:177546 www.hfguide.com/637003



RURAL DEVELOPMENT ELIGIBLE

5741 CALIFORNIA TRAIL, LC
THIS IS A MUST SEE HOME located at the end of a cul de sac in a quiet subdivision. Charming 3/2 home offers a spacious feeling throughout with vaulted ceilings that extend from the main living area into each bedroom. This home includes a separate dining room and an eat-in kitchen which has plenty of storage and updated stainless appliances. Large master suite features his and hers closets, bay window, and private bath. Conveniently located near schools, shopping, and dining. This home is RD eligible. \$179,000 MLS:177497 www.hfguide.com/644041



INVESTMENT OPPORTUNITY

TBD LAKE ST, LAKE CHARLES
THIS 16 ACRE PROPERTY is a ready made site for an RV park- zoning and engineering completed and will be conveyed with purchase. The proposed site is approved for 196 RV spots, drainage studies done to confirm that no retention pond is needed, surveying completed, and contractor bids completed. This is a great spot for rental income near the construction site of the LNC plants in South Lake Charles. \$480,000 www.hfguide.com/634633



55 ACRES VACANT LAND

TBD FREY ROAD, WELSH
55 ACRES OF VACANT LAND. This property has many different uses, currently zoned Agricultural and has previously been used for crawfish and rice farming. Currently, the property serves as a cow pasture and could be used to build your next home! There is public water and electricity at this location presently. The property is fenced for cattle. Livestock not included with the sale of this property. \$285,900 www.hfguide.com/628989



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RAVENWOOD SUBDIVISION

ROBINWOOD DRIVE E, LC
UNIQUE LOT ON A CUL DU SAC in Ravenwood Subdivision. 1.3 acres next to a large wooded construction buffer, offering the homeowner added privacy. Build your dream home surrounded by all the natural scenery this property has to offer. \$62,000 MLS:178938. Call Charmaine Trahan 489-0936 www.hfguide.com/641982



COZY SULPHUR HOME

823 ISABELLA, SULPHUR
Must See! Beautiful home in established neighborhood. Landscaping offers plenty of curb appeal. Home features an open and split floor plan. Spacious bedrooms. Walk in closets. Central air and heat. Flood zone X, so flood insurance is not typically required. \$185,000 MLS:177741. Call Jerlonda Harrison 517-7151 www.hfguide.com/631390



BEAUTIFUL VICTORIAN HOME

703 CARY AVENUE, JENNINGS
Step back in time with Modern Luxury. Stunning 3 bed 3 bath Victorian home offers a Gourmet kitchen that features Granite counter tops, Custom cabinets with ultimate storage; Formal living and dining; and Originally restored hardwood floors and wood trim. \$370,000 MLS:166545. Brad West 523-0120 & Amanda Labouve 246-1364 www.hfguide.com/597136



HOME HAS EVERYTHING

1065 WHIPPOORWILL DR, LC
This home has everything you've been looking for and more! A Master Suite, 2 Large bedrooms with a Jack & Jill Bathroom, a Half Bath, a Bonus Room/Sunroom that opens up to a Covered Patio & Saltwater Inground Pool. You'll also enjoy the Outdoor Kitchen/ManCave/Pool House, and a Huge Shop! Spacious Half Acre Yard. \$289,500 MLS:178809. Brad West 523-0120 & Amanda Labouve 246-1364 www.hfguide.com/643752

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BEAUTIFULLY DESIGNED



1021 REMINGTON LANE, LAKE CHARLES

ALL THE ADDED EXTRAS in this beautifully designed French Country styled home! The superb curb appeal is eye catching with landscaping along the front porch. This 4 bedroom 2 1/2 bath features real wood flooring, custom built and stained cabinetry and entertainment unit, also the kitchens granite, backsplash and tile work is exquisite. The split floor plan has a large master suite that is equip for handicap accessibility, featuring large doorway openings, sunken shower, massive vanity and a corner soaking tub. Connected to other bedrooms is the Jack and Jill style bath with tub common space. For a little added flair the windows have custom wood plantation shutters, and a Generac generator services the entire home if ever a power outage. It has a grand back yard with fruit trees and vegetables and spacious patio with gas drop for grill. The long driveway and air conditioned three car garage makes great parking for a family that loves to share time with family and friends. \$429,000 www.hfguide.com/611542

ADORABLE RANCH STYLE



156 PETTICOAT LANE, LAKE CHARLES

Home has been renovated to show so much character. The home is in the much sought after University area and has 3 bedrooms and 2 baths which sits on more than a quarter of an acre. It features a spacious living area with over-sized window for your viewing pleasure, granite countertops in the kitchen, tile backsplash with a custom over-sized window over the sink that looks onto the beautiful backyard. \$185,000 www.hfguide.com/651339

CHARMING 4 BEDROOM



1326 ARKANSAS STREET, LAKE CHARLES

THIS CHARMING 4 BEDROOM 2 bath home has been totally renovated to suit a buyers needs with all of its beauty. The living area features new lighting fixtures, led can lights, laminate flooring, and a massive amount of space to go with it. The kitchen area has new cabinetry, granite counter tops, stainless steel back splash and beautiful tile flooring. The bedrooms are spacious with new paint, and flooring. \$174,900 www.hfguide.com/603764

MINUTES FROM DOWNTOWN



905 MILL STREET, LAKE CHARLES

The well kept 3 bedroom 2 bath provides many features that a family is sure to love. The Great room features high vaulted ceiling with gas fireplace for extreme comfort. It has a separate living space that is great use for additional entertaining. The galley style kitchen features real wood cabinets, stainless steel appliances and granite counter tops. The master suite is spacious and features a tray ceiling for a little added flair. \$169,900 www.hfguide.com/647905

BEAUTIFUL FRENCH COUNTRY



2302 ORCHID STREET, LAKE CHARLES

Located in Oak Park area has amazing charm. The large covered front porch makes a great first impression. This home features a great room area that has a wood burning fireplace and spacious living along with second living area both with access to the dining and kitchen area. The kitchen is open which makes for a convenient way to entertain while preparing a meal. All the bedrooms large and spacious with lots of storage. \$194,900 www.hfguide.com/649824

COMPLETELY RENNOVATED!



2133 BROOKS STREET, LAKE CHARLES

The 3 bedroom 3 bath homes have many extras that makes this home extremely attractive. The living area has a big picture window to let in lots of sunlight. The updated kitchen has granite counter tops and all new appliances. This home features 2 master suites one with a large walk in closet. The office area can be used as another bedroom space or entertainment area and it also has inside laundry. Also has inside laundry. \$164,500 www.hfguide.com/650824

GREAT STARTER HOME



3005 GENERAL PERSHING DR, LAKE CHARLES

THIS IS A GREAT STARTER home for a family interested in lots of square footage or for an investor looking to update a nice home. The 4 bedroom 2.5 bath is great for a large growing family. It features 2 living areas, dining space off of the kitchen and additional space for an office or playroom attached to the laundry space. Master is separate from the other bedrooms. The backyard area is spacious and has a covered patio area. www.hfguide.com/652740 \$129,000

COMMERCIAL / RESIDENTIAL



1817 GRAHAM STREET, LAKE CHARLES

THIS PROPERTY WAS FORMERLY used as a commercial junk yard but is also zoned for residential use. The building has one bathroom and was formerly used as a workshop and break area. Building does need updating. This property also comes with 2 plus acres of land. \$130,000 www.hfguide.com/652743

PERFECT STARTER HOME



2145 10TH STREET, LAKE CHARLES

Perfect starter home or investment property It has a spacious living area, 3 bedrooms and 1 bath. The bedrooms have adequate space to raise a small family comfortably. The open kitchen features a large dining and access to the outdoor covered patio area. This home currently rents for \$750 a month which would make for a great income property. Seller will pay \$3000 toward closing for a full price offer. \$79,900 www.hfguide.com/638655



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BRAND NEW CONSTRUCTION



302 E THIRD STREET, IOWA

Home has never been lived in & is located mins from great schools & restaurants. This Cozy 3B - 2B home features an Open Concept great for entertaining guest, vibrant colors, Quality Appliances, Granite Countertops throughout the home, and a Sweet Master Bath. This home offers an additional lot that may be purchased with the sale of the home giving this property just over a third of an acre. 302 E Third St does qualify for a Rural Development Loan, which means NO MONEY DOWN! \$197,000 MLS:180632 www.hfguide.com/657318

MOTIVATED SELLERS!



2612 ST FRANCIS STREET, SULPHUR

SELLERS are offering \$5000 toward buyers closing costs with an acceptable offer. This spacious family home has recently been updated. This 3,500 SqFt home features a huge media/gameroom with wet bar, woodburning fireplace, an oversized garage with large storage room, 3 outbuildings for storage, four bedrooms plus an office with 2 bathrooms, Viking professional gas range, two a/c units (one newly replaced), security system, situated on 2 lots. \$270,000 MLS:180479 www.hfguide.com/654986

PLENTY UNIQUE FEATURES



2304 20TH STREET, LAKE CHARLES

IF YOU'RE SEEKING A 4B 3B centrally located home in Lake Charles, LA, this home has plenty unique features that sets this house apart from other homes in the Oak Park area. Renovated in 2016 this beautiful brick home features a bonus room, open floor plan, living room, updated kitchen, granite counter tops, walk in closets, office/dining room, recess lighting, quality flooring, a nice storage building, & over 2,300 living Sq Ft. \$219,000 MLS:179095 www.hfguide.com/617594

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726 E LYONS STREET, SULPHUR

GORGEOUS, WELL-KEPT HOME located in the center of Sulphur. This 3 bedroom custom built home has an open floor plan with porcelain tile throughout the living areas. The kitchen includes stainless steel appliances, bar, and granite countertops with double OG edging. The large master suite has a private bathroom that boasts a glass shower, jetted tub, and a 6 X 9 walk-in closet. The backyard is completely fenced in with vehicle access on the westside and a 30 X 26 workshop. This home is walking distance to E.K.Key Elementary. www.hfguide.com/550480

Mark Kalscheuer
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DONT MISS OUT ON THIS



314 6TH STREET W, ROANOKE

Beautiful 1.5 story home! Fresh new paint and flooring. This home features two master bedrooms and bathrooms, a nice covered back patio, with plenty of yard for entertaining guests. Schedule your showing today! MLS:180402 \$175,000 www.hfguide.com/656787

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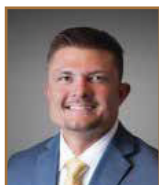
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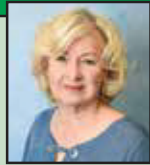
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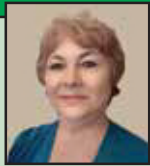
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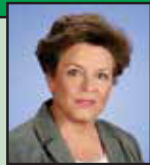
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3623 W HIGHWAY 108 4,000,000
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9694 BIG LAKE RD \$675,000
Waterfront home on Big Lake. Completely gutted and remodeled with the finest quality finishes. Coastal color scheme and some reclaimed materials. Wrap around porch and a outdoor wet bar with incredible Lake views. Call Rhonda Gaspard at 337-802-8361 or Phyllis Gaspard at 337-802-8363 for more info. www.hfguide.com/695261



115 HERON LN \$580,000
Entertain friends and family in the stylish open floor plan with wide-plank hardwood floors, and chef's kitchen. Canal front with deep water access to the lake. 2 boat stalls with lifts, jet ski lift, fish cleaning station, fishing equipment room. Call Rhonda Gaspard at 337-802-8361 for more info. www.hfguide.com/621742



503 CASSIDY DR \$517,000
Gorgeous custom built home on almost an acre with high end finishes throughout. This fabulous home features real old Chicago brick floors, cypress cabinetry reclaimed from a rustic setting and a kitchen which is warm and inviting. Call Rhonda Gaspard at 337-802-8361 for more information. www.hfguide.com/640422



14 FAIRWAY LN \$499,900
Large family home on the Lake Charles Country Club golf course with a beautiful view. This 4 bedroom home has plenty of room for your family gatherings. Enjoy the beautiful pool in the backyard overlooking the Country Club Golf Course. Call Dan Flavin at 337-540-0813 for more information. www.hfguide.com/630139



4313 W PRIEN LAKE RD \$499,000
Cozy Acadian near the LC Country Club. Modernized and updated kitchen featuring stainless appliances and sleek hardware. Oversized Cypress countertop bar divides the open kitchen/dining area which provides extra storage and lots of seating. Call Danette McManus at 337-526-5737 for more info. www.hfguide.com/635512



200 COOPER ANN LANE \$499,000
Duplex with waterfront views in Hackberry. One side is 2 bedrooms one bath and the other side is three bedrooms two baths. The kitchen features granite counter tops with tile back splash. Both are fully furnished. Call Dan Flavin at 337-540-0813 for more information. www.hfguide.com/621744



416 WHITE OAK DR \$480,000
This beautiful home sits on a corner lot. It boasts an open floor plan, spacious master suite with walk in closet along with 3 additional bedrooms, 3.5 baths, bonus room, fireplace and granite counter tops. Call Bernadette Navarre at 337-802-7410 or Philip Breaux at 337-540-5704 for more info. www.hfguide.com/609914



20 TIMBERLY DR \$478,532
Exceptional custom construction, cabinetry, 2 master suites, guest house, huge workshop, beautiful pool, incredible game room with pool table and custom bar. Separate den and living room, formal dining, breakfast room and new fencing. Call Lola Toups at 337-274-0045 for more info. Owner/Agent www.hfguide.com/645244



5642 CHENE BLANC DR \$459,800
Beautiful custom home nestled under oak trees on a dead end street. The large foyer opens up to the living area and dining room. Large kitchen with snack bar, 5 burner gas stove, breakfast nook overlooks private brick fenced courtyard with covered cabana. Call Pam Harris at 337-540-9062 for more info. www.hfguide.com/636586



310 GRANGER RD \$410,000
Country living minutes from town. 10 acres m/l - Open layout features a split floor plan plus a dining room/office or 5th bedroom. Living room has a wood burning fireplace that overlooks a large back porch and the property. Stocked pond! Call Pam Harris at 337-540-9062 for more info. www.hfguide.com/600914



218 PIERCE MITCHELL LN \$400,000
Looking for a place to fish and relax? Here it is! This furnished 3 bedroom 2 bathroom features a split floor plan with plenty of room in the kitchen and living area. From the deck enjoy your coffee with a waterfront deck and covered boat shed. Call Dan Flavin at 337-540-0813 for more information. www.hfguide.com/641997



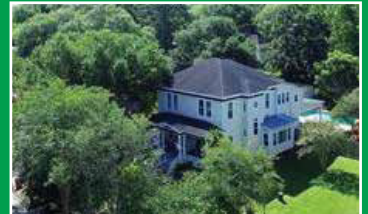
802 LAKELYN DR \$396,000
Large family home 2 acres. This home has everything you need with 5 bedrooms, 2.5 baths, an in ground pool, pool house w/ additional bathroom and a large shop all on a 2 acre corner lot with an inground pool. Call Pam Harris at 337-540-9062 or Sarah Simon at 337-794-0045 for more information. www.hfguide.com/592134



459 N SMOKEY COVE RD \$385,000
3 bedroom, 2 and 1/2 bath on 20 acres in Singer Louisiana! Located minutes from Longville and Dequincy. This home is custom built for rural living. Features include ceramic floors, custom kitchen cabinets & mobile island and granite counter tops. Call Kayla Vezina at 337-515-4410 for more info. www.hfguide.com/607462



1850 LEO BREAUX RD \$350,000
Country home sitting on 3 plus acres has 3 bedrooms, 3 baths, office, large utility area, and tons of storage. Kitchen has stainless steel appliances, large walk in pantry, breakfast area, dining room, 1 bedroom guesthouse, barns and a stocked pond. Call Debbie Link at 337-540-6258 for more info. www.hfguide.com/644979



105 E NICHOLS ST \$339,500
Fantastic older home with modern amenities. Quartz counter tops, beautiful brick floors in kitchen and den, original wood floors, office loft, double fireplace, gunite pool, palms, furniture package available. Call Jimmy Cormier at 337-275-1147 for more information. www.hfguide.com/545928



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61



21439 CHAISSON RD \$339,000
This 3 bedroom 2 bath home sits on 40 acres and completely fenced in. Outside you'll find an outdoor kitchen, 30x60 metal building, horse stables included in building and about 35 acres of crawfish ponds. Call Donnie Daigle at 337-329-2424 for more information. www.hfguide.com/608302



1181 CAL CAM LINE RD \$330,000
Very quiet and peaceful living outside of the city limits. This 4 bedroom 3 bath home features tile and wood floors throughout and very high cathedral ceilings. The house has been built very high up off the ground. Top of bottom floor is 12.5 ft. Call Keith Jeghers at 337-302-7732 for more info. www.hfguide.com/564926



2210 S KINGSWOOD DR \$329,900
This four bedroom, three bathroom home has a split floor plan, has been recently remodeled and ready for your family. The kitchen features granite counter tops, custom cabinets with plenty of storage, a bar area, and a breakfast nook. Call Dan Flavin at 337-540-0813 for more information. www.hfguide.com/624050



6117 W AZALEA DR \$329,000
Beautiful 3 bedroom 2 bath home in Graywood. The kitchen features granite counter tops, beautiful cabinets, double ovens, walkin pantry and island. The open floor plan makes entertaining easy. Get cozy by the fireplace in the living room with built ins. Call Dan Flavin at 337-540-0813 for more info. www.hfguide.com/639753



1721 WOODLAND DR \$329,000
Amazing patio home with custom kitchen, granite counters, walk in pantry, walk in closets and beautiful wood floors. Master bathroom has separate shower and jetted tub, large fenced yard. Home is also available for lease for \$2,200 per month. Call Lola Toups at 337-274-6732 for more information. www.hfguide.com/607300



3950 N LEMONGRASS CIR \$328,000
Large Lot in Graywood with fenced in back yard! This open floor plan home is perfect for entertaining. Master Suite is on the ground floor and has a large bath with his and her closets. Home faces the passive park and is ideal for families with kids! Call Dody Kiteley at 337-274-4779 for more info. www.hfguide.com/635775



2501 S VIEW DR \$324,000
New construction 3/2 in Southridge Sub. The kitchen features a stainless steel gas stove, a large island with plenty of storage and a walk in pantry. The master en-suite features double sinks, separate shower and a large walk in closet with built ins. Call Dan Flavin at 337-540-0813 for more info. www.hfguide.com/567102



303 CASEY ST \$320,000
Enjoy the beautiful brick porch on this very well kept one owner home on over half an acre with 4 bedrooms 2.5 baths and a large office. This beautiful custom built home has tons of close space. Call Amanda Sarvaunt at 337-526-2108 for more info. www.hfguide.com/627831

VACANT LAND

Country Club Rd.....	14.4 acres.....	\$2,500,000
Elliot Rd.....	11 acres.....	\$2,156,220
E McNeese St.....	5.28 acres.....	\$1,837,440
Ham Reid Rd & Weaver Rd.....	6.1 acres.....	\$1,800,000
Aquarius Dr.....	30 acres.....	\$1,000,000
5th Ave & Power Center Pkwy.....	6.5 acres.....	\$716,625
E Tank Farm Rd.....	160 acres.....	\$639,840
Ward Line Rd.....	80 acres.....	\$625,000
W Dave Dugas Rd.....	30 acres.....	\$600,000
Kinross Dr.....	28 acres.....	\$500,000
Nelson Rd at Easy St.....	1.3 acres.....	\$450,000
White Oak Ln.....	2.88 acres.....	\$400,000
Corbello Rd.....	40 acres.....	\$420,000
Pom Roy Rd.....	26.81 acres.....	\$375,000
5th Ave.....	1.04 acres.....	\$363,816
Power Center Pkwy.....	1.03 acres.....	\$360,000
103 W Harbor Dr.....	3.9 acres.....	\$350,000
Ryan St Lot 3.....	0.29 acres.....	\$254,520
Shady Ln.....	2.6 acres.....	\$249,900
Big Lake Rd.....	0.64 acres.....	\$239,000
Common St Lot 4.....	1.38 acres.....	\$230,000
974 Rigmaiden Cemetary Rd.....	50 acres.....	\$229,900
McCown Rd.....	18.8 acres.....	\$188,000
Navajo Trail.....	30 acres.....	\$169,800

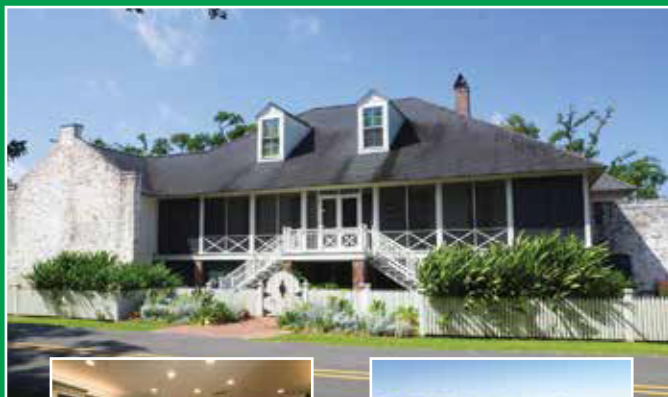
Highway 190.....	19.37 acres.....	\$165,000
Big Lake Rd.....	1.73 acres.....	\$149,846
Green Oak Rd.....	6.84 acres.....	\$145,000
Martin Hebert Rd.....	0.14 acres.....	\$145,000
High Hope Rd.....	17.4 acres.....	\$138,500
Hwy 384.....	5 acres.....	\$100,000
St Joseph Ave Lot 81.....	0.28 acres.....	\$93,000
Plainview Dr.....	1.38 acres.....	\$89,900
Fire Willow Dr Lot 67.....	0.15 acres.....	\$61,500
1804 Augusta Way.....	0.4 acres.....	\$59,900
Lumas Rd.....	5 acres.....	\$50,000
Green Forest Rd Lot 27.....	1.7 acres.....	\$49,000
408 N Jarrett St.....	0.4 acres.....	\$45,000
3106 Burton St.....	0.28 acres.....	\$35,000
Hudson Dr Lot 23.....	0.33 acres.....	\$28,500
Frances Circle lot 12.....	0.28 acres.....	\$25,000
E Bell City Heights.....		\$44,900 - \$95,000
Colonial Subdivision.....		\$55,900 - \$69,900
College Heights Subdivision.....		\$64,900
Southridge Estates.....		\$66,000 - \$78,500
Camellia Court.....		\$66,500 - \$161,850
Nikal Subdivision.....		\$84,500
Burton Industrial Park.....		\$95,000 - \$115,000

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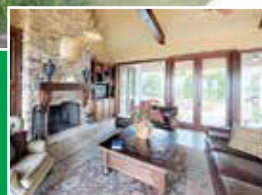
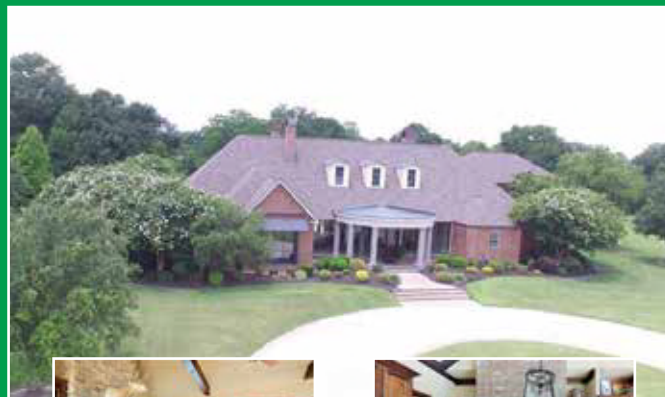
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207 OLIVER ST

\$3,650,000

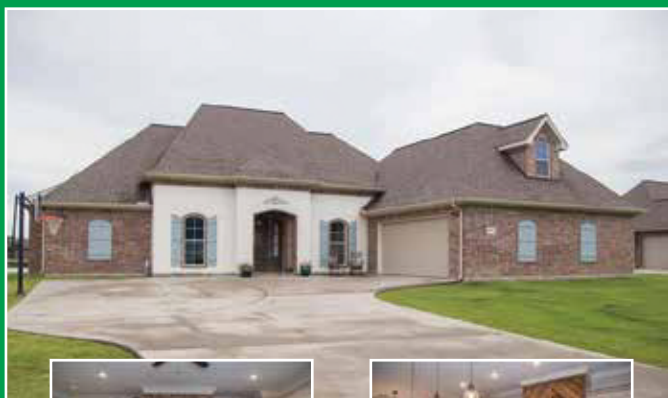
Gorgeous custom built home on Big Lake includes main house, pigeonaire and boat house! Main home has 3 bedrooms, 3 full and 2 half baths, gourmet kitchen, and a large porch overlooking the lake. Boat house has a wrap around deck and jet ski lifts. Call Rhonda Gaspard at 337-802-8361 for more info. www.hfguide.com/642792



6696 HIGHWAY 27 SOUTH

\$1,550,000

Private lake frontage! Enter this luxury home through the prestigious rotunda, into a large formal great room with amazing pool and lake views. Entertain friends and family in the large vaulted well-equipped kitchen, wet bar and accommodating lanais. Call Jimmy Cormier at 337-275-1147 for more info. www.hfguide.com/651121



1474 MARY KARLA LANE

\$425,000

Beautiful custom built home with beautiful brick and reclaimed wood accents. Home has 4 Bedrooms and 3.5 baths. This split floor plan is perfect for entertaining inside flowing outside to the covered patio with outdoor kitchen overlooking the lake. Call Coleen Clark at 337-794-8557 for more info. www.hfguide.com/655451



3235 FAIRWOOD LANE

\$322,900

Absolutely beautiful home in The Lakes at Morganfield. Make yourself at home in 4 bedrooms, 2.5 baths, a huge laundry room and a mud room. Entertaining will be a breeze with the completely open floor plan. Call Sarah Simon at 337-794-0045 or DD Simon at 337-540-0629 for more information. www.hfguide.com/645251



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6121 W AZALEA DR \$313,000
Split floor plan home built by Randy Tupper in Graywood. The kitchen features a large granite island with sink, stainless appliances and custom cabinets and woodwork. Your family could enjoy the separate dining room between the kitchen and living areas. Call Dan Flavin at 337-540-0813 for more info. www.hfguide.com/550619



729 DIANNE LN \$312,900
Beautiful New Construction Home in SLC. This home features a great open floor plan with large kitchen island, master suite with custom walk in closet, high ceilings, wood floors, gas fireplace and a nice covered patio for entertaining. Call Melanie Billedeux today at 337-513-7587 for more info. www.hfguide.com/626187



7044 CHENIER DRIVE \$299,900
Sitting on one acre+, this 3 bedroom, 2 bath home offers everything a family could wish for. Step inside to a warm and welcoming home, tastefully updated kitchen and breakfast area, living and dining combination, large family room, and sun room. Call Debbie Link at 337-540-6258 for more info. www.hfguide.com/634902



723 LIONEL LN \$299,500
Beautiful new construction in SLC. This home features a great open and split floor plan with large kitchen island, master suite with custom walk in closet, high ceilings, wood floors, gas fireplace and a large covered patio for entertaining. Call Melanie Billedeux at 337-513-7587 for more info. www.hfguide.com/733104



5899 W KAYLEIGH LN \$299,000
This French country house features 3 spacious bedrooms, 2.5 baths, open floor plan has it's own private wharf on the pond in Chosen Valley Subdivision. Custom kitchen houses stainless appliances, granite counters and a pantry for lots of storage. Call Danette McManus at 337-526-5737 for more info. www.hfguide.com/503425



21456 HIGHWAY 26 \$296,500
New Construction within walking distance to Hathaway Schools. Unique open floor plan, with wood look ceramic tile throughout. Stainless steel appliances in kitchen. Nice granite counter tops. Lots of house and land for the price! Call Jimmy Cormier at 337-275-1147 for more information. www.hfguide.com/517651



8980 SIMON LEBLEU RD \$290,000
Beautiful home on a dead end road sitting on 5 acres with a stocked pond minutes from town. This spacious 4 bedroom 2.5 bath home sits almost in total seclusion. This home has a spacious living room, dine-in kitchen with an island and an above ground pool. Call Dana Hoffpauir at 337-540-6302 for more info. www.hfguide.com/615064



1115 LAKERIDGE LN \$279,000
3 bedroom and 2 bath contemporary home with cathedral ceiling with exposed beam in the living area, wood burning fireplace and great room. Travel to the backyard where you can enjoy an in-ground vinyl liner pool and lots of lush landscaping. Call Danette McManus at 337-526-5737 for more information. www.hfguide.com/611373



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Brianna Fountain
Realtor
337-244-7981
bfountain@flavinrealty.com

Brianna is a native of Cameron parish. She grew up in Lake Charles. In the midst of gaining her master's degree in business administration, she became a realtor. In Brianna's free time she enjoys inspiring others and spending time with her two daughters, Isabel and Addison.



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Debbie Link
Realtor
337-540-6258
dlink@flavinrealty.com

Debbie has been a realtor since 1999. Her proven experience as a realtor in SW Louisiana makes her a tremendous asset to the Flavin Realty team! Debbie is currently serving on the Southwest Louisiana Association of Realtors Board of Directors and has recently served on the Louisiana Realtors Association Board.

Debbie has been married to Gerald Link for 47 years and has three grown children Eric, Kelly and Kyle. She loves spending time with family, especially her 9 grandchildren (and has one on the way).



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1364 N DIETRICH LOOP \$274,900
Beautiful 3 bedroom 2 bath home in South Lake Charles. This home has many custom features including custom cabinets, granite countertops and stainless appliances. Outdoors you'll find a covered patio which is perfect for entertaining! Call Alvin Guillory at 337-802-7726 for more information. www.hfguide.com/642790



5725 E DIETRICH LOOP \$242,000
Well kept home in LeFirm Park Sub with water views of the pond. This home features a large living area with fireplace, granite counter tops, tray ceilings and large laundry room with lots of counter space. Home also available for lease \$2200/mth. Call Amanda Sarvaunt at 337-526-2108 for more info. www.hfguide.com/637532



1525 AUTUMNWOOD LN \$239,900
Well maintained home. Large living area with gas fireplace, double closets in master, fresh paint throughout and new carpet in bedrooms. Large kitchen overlooking tree shaded backyard with an abundance of cabinets and counter space. Large bedrooms! Call Pam Harris at 337-540-9062 for more info. www.hfguide.com/653178



5761 ELLIOTT RD \$235,000
Well maintained home has the perfect floor plan for entertaining. The bright and airy kitchen opens to the dining room and living room, all being spacious with plenty of natural light and neutral colors. All 3 bedrooms have plenty of room with large closets. Call Sarah Simon at 337-794-0045 for more info. www.hfguide.com/592018



5451 HEBERT'S PASS \$235,000
Home in Beau Blanc Estates! Just under 2000 sq ft this home has 3 bedrooms and 2 bathrooms with an open floor plan, a computer nook, breakfast dining, and formal dining room. All bedrooms have been upgraded to wooden floors. Call Kayla Vezina at 337-515-4410 for more information. www.hfguide.com/569656



229 KINGS COURT \$235,000
Beautiful 3 bedroom 2.5 bath home located in the country setting of The Columns Subdivision. This spacious home has a split floor plan with a nice size master suite, large living area and hard surface floors throughout. Call Amanda Sarvaunt at 337-526-2108 for more information. www.hfguide.com/638953



221 CRESTWOOD DR \$229,500
x One of a kind in University! Must see this spacious living room with original wood floors and a bay window. Recently renovated kitchen with granite counter tops and ample cabinet space. Commercial grade gas stove with convection oven attached. Call Tina Stevens at 337-707-2189 for more information. www.hfguide.com/638975



1308 WEDGEWOOD ST \$226,000
Looking for a home centrally located with plenty of room for a large family --- this is the one. Home was built in 1972 m/l and touts almost 2500 sq ft living with a large den, living room, dining room, and a huge Sunroom in the rear of the home. Call Coleen Clark at 337-794-8557 for more info. www.hfguide.com/651153



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Jenny Radel
Realtor
337-275-6001
jradel@flavinrealty.com

Jenny has over 35 years of experience in sales and has owned her own real estate agency in Jennings since 2006. She is married to Dean Radel and has four children and five grandchildren.

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**James "Jimbo"
Orndoff**
Realtor
337-802-9314
jorndoff@flavinrealty.com

Jimbo has lived in SWLA for over 25 years. He is a graduate of Sulphur High School and McNeese State University, where he obtained a Bachelor Degree in Mass Communications/Public Relations. He is an active member of the McNeese Alumni Association and Krewe Des Amis. Before joining the Flavin's Realty family, Jimbo owned a small business in SWLA for 19 years. Jimbo is married to his beautiful wife, Kristen, and together they have a son named Karter, daughter named Kamryn and a dog, MJ Flash. Jimbo enjoys reading, cooking, and watching his children play sports.

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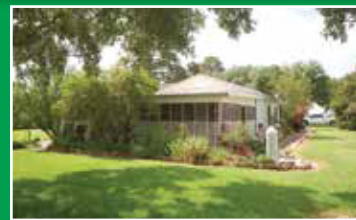
141 ALVIN GUIDRY CIRCLE \$225,000
Move in ready, fully furnished! 2 bedroom 2 bath home on a private channel leading out to the Calcasieu Ship Channel. Home was completely re-built after Rita. Large deck surrounding the house with an attached elevator. Boat house with 2 boat slips. Call Sara Chaisson at 337-540-2983 for more info. www.hfguide.com/618729



4614 CELLAR COURT \$223,000
Now available in Morganfield! This Belmont layout offers 4 bedroom 2 bathroom on a corner lot with an open floor plan, richly color kitchen cabinetry and granite counter-tops. Outside you will find a beautiful detached patio and cedar fencing. Call Kayla Vezina at 337-515-4410 for more info. www.hfguide.com/515868



6003 AVA LANE \$215,000
Very well maintained 3 bedroom 2 bath home located in a small subdivision in a country setting. Home is only 5 years old. Call Donnie Daigle at 337-329-2424 for more information. www.hfguide.com/653208



8616 HIGHWAY 14 \$212,500
Great family mini farm on 6+ acres. Large live oaks and landscaping grace the property. Room for horses or 4-H projects. Includes pond. House has 3 Bedrooms/1 Bath with 900 Sq foot quest room, could be master suite. Call Jimmy Cormier at 337-275-1147 or Scott Comeaux at 337-513-2473 for more info. www.hfguide.com/646274



16380 CHEYENNE DR \$209,000
Beautiful home in Harper Ranch Subdivision. This home features an open split floor plan with high ceilings, hard surface flooring and granite counter tops throughout. Master bath features tile shower, separate vanities and a large walk-in closet. Call Amanda Sarvaunt at 337-526-2108 for more info. www.hfguide.com/571428



312 MAIN ST \$199,500
Great family home waiting for the right family! Located next to Lacassine Schools, so kids can walk to school. Lots of square footage for the price. Large family den with cathedral ceilings and fireplace. Nice fenced in yard with citrus trees. Call Jimmy Cormier at 337-275-1147 for more information. www.hfguide.com/614965



34 MULBERRY RD \$199,000
Beautiful home situated on double lot and conveniently located. This 3 BR, 2 BA home encompasses large open floor plan to include large living area, kitchen, dining area that are all open to a large sunroom. Call Stacy Fusilier at 337-244-1831 or Rhonda Gaspard at 337-802-8361 for more info. www.hfguide.com/643208



725 BLACKMAN ST \$195,000
Waterfront home on a large lot on Morgan Shores! This spacious home is very well built and maintained. Beautiful new laminate floors have been installed through most of the home. The Yacht Club access to dock your boat is right around the corner. Call Dana Hoffpauir at 337-540-6302 for more info. www.hfguide.com/551158



**Flavin Realty
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Michelle Litteral
Realtor
337-466-2558
mlitteral@flavinrealty.com

Michelle is a newly licensed agent and is a member of Jimmy Cormier's ProGroup Team! She is from Elton, LA, is married and has two daughters. She is very active in the Coshatta Tribe and most recently served as Coshatta Tribal Councilwoman.



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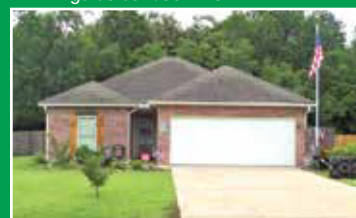
6173 MORGAN SHORES RD \$195,000
Waterfront home on a large lot on Morgan Shores! This spacious home is very well built and maintained. Beautiful new laminate floors have been installed through most of the home. The Yacht Club access to dock your boat is right around the corner. Call Dana Hoffpauir at 337-540-6302 for more info. www.hfguide.com/551158



108 PECAN ST \$194,900
This home is immaculate! From the custom solid wood cabinets, granite counter tops, custom plantation shutters and detailed window trims, every upgraded detail was added. There is a large living area and dine-in kitchen with tons of cabinets. Call Dana Hoffpauir at 337-540-6302 for more info. www.hfguide.com/567775



3804 PATRICIA LANE \$194,000
One owner home in the heart of Lake Charles. Large corner lot. Spacious family room with wood burning fireplace, built-ins and wet bar. Kitchen with granite counters and newer appliances, and a built-in desk area. Call Rhonda Gaspard at 337-802-8361 or Phyllis Gaspard at 337-802-8363 for more info. www.hfguide.com/549765



1108 ISABELLA ST \$193,000
This home is a must see! It is very well maintained, has granite counter tops throughout the home, has tons of storage and a two car garage. Spacious back yard for your outdoor needs and a wooden deck on a third of an acre. Call Dana Hoffpauir at 337-540-6302 for more information. www.hfguide.com/650815

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313 VANESSA AVE \$185,000
Great home in University sub with 3 bedrooms and 2 bathrooms. Open floor plan, vaulted ceilings in living room, beautiful butcher block kitchen bar, Simply Safe security system, and a gas fireplace are just a few of the amenities this homes offers. Call Sarah Simon at 337-794-0045 for more info. www.hfguide.com/520813



3413 COMMON ST \$179,000
The main house has 3 bedrooms and 2 baths and the studio apartment has 1 bedroom and 1 bath. Central air and heat, fresh paint throughout. Large fenced in back yard. This place would make a great investment/rental, starter or retirement home. Call Rhonda Gaspard at 337-802-8361 for more info. www.hfguide.com/518449



2123 MACK RD \$175,000
Great investment property. All 4 units are occupied. Fifth dwelling on property given no value. www.hfguide.com/603985



5434 HIGHWAY 14 \$174,900
Tommasi Plaza sits on the right side of this Property. Across the street sits Rim Pros. Next to Rim Pros is Marks Master Mechanics and Marks Hot Rod Shop. Very high possibility that this property can be zoned commercial. Call Keith Jeghers at 337-302-7732 for more information. www.hfguide.com/589927



201 CRESTWOOD ST \$173,900
Large corner lot. Kitchen over looks fenced yard with screened in porch; large living area with kitchen/dining combination. 3 big bedrooms with large closets. Updated exterior windows, HVAC -2 years old, roof 1 year old. Good Bones. Call Pam Harris at 337-540-9062 for more information. www.hfguide.com/644994



2992 JOEL RD \$172,000
Country living at its finest! Double wide well kept 4 bedroom, 2 1/2 bathroom home on over a secluded shaded acre lot. This well-maintained home has an open floor plan, and two large living areas. It would be great for a growing family. Call John Robinson at 337-526-5399 for more information. www.hfguide.com/649385



113 BORNE LN \$169,000
This spacious well-maintained home sits on over an acre of land with mature trees in a quite neighborhood. This property has two large living areas (one with a wood burning fireplace) and a spacious kitchen with tons of cabinet space. Call Dana Hoffpauir at 337-540-6302 for more information. www.hfguide.com/605780



1412 RUE DES CHENE DR \$168,500
Traditional and spacious 4 bedroom, 3 bath home in Westlake ready to move in! Living area features a brick fireplace and built in shelves. Lots of storage in the kitchen for the chef of the house including a separate pantry. Call Danette McManus at 337-526-5737 for more information. www.hfguide.com/646676

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AVAILABLE RENTALS

6117 W Azalea Drive	3 bedrooms, 2 baths	\$3,300
4317 Canal Place	3 bedrooms, 2.5 baths	\$2,900
2413 Johns Alley	4 bedrooms, 3.5 baths	\$2,695
5855 W Lemongrass Circle.....	3 bedrooms, 2 baths.....	\$2,600
5735 E Dietrich Loop	3 bedrooms, 2 baths.....	\$2,200
1721 Woodland Drive	4 bedrooms, 2 baths	\$2,200
478 N Kingston Sq	4 bedrooms, 2 baths.....	\$2,000
1825 Barbe Street	3 bedrooms, 2 baths.....	\$1,800
4412 Eileen Street.....	3 bedrooms, 2 baths.....	\$1,400
4240 Center Street.....	3 bedrooms, 2 baths.....	\$1,150
2608 Todd Jude Road.....	2 bedrooms, 2 baths.....	\$1,100
409 Smith Street	2 bedrooms, 1 bath.....	\$975
4210 Center Street.....	2 bedrooms, 1.5 baths	\$950
305 Woodruff Street #C.....	1 bedroom, 1 bath.....	\$825
2452 12th Street.....	1 bedroom, 1 bath.....	\$800
2125 9th Street.....	2 bedrooms, 1 bath.....	\$750



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5858 W PINWOOD DR \$165,000
4 Bed/3 Bath home in S. Lake Charles, situated on little over 1/2 acre. Home offers open concept living, dining, breakfast area and kitchen, Split floor plan and the 4th bedroom is located on upper level that could be great for bonus/game room. Call Stacy Fusilier at 337-244-1831 for more info. www.hfguide.com/652540



412 SANDS POINT DR \$158,000
Adorable home located on a quiet dead end street. This perfectly decorated home has 4 bed plus an office space that could also be used as a large walk-in pantry. Updated kitchen and appliances. Secluded backyard. Call Pam Harris at 337-540-9062 or Melanie Greer at 337-842-4199 for more info. www.hfguide.com/635778



18339 HIGHWAY 26 \$154,900
Excellent home for a small family, elderly couple or starter home. Excellent condition and very low maintenance. Home sits on one acre in a country setting but very closed to town. Fenced in yard! Call Donnie Daigle at 337-329-2424 for more information. www.hfguide.com/655009



1506 21ST ST \$145,000
Must see this recently renovated, charming cottage style home. Original hardwood floors throughout most of the home. Kitchen is updated with new counter tops and ceramic tile floors. A wood burning fireplace adds to the charm and coziness of the den. Call Tina Stevens at 337-707-2189 for more info. www.hfguide.com/629679



1320 N ELTON COURT \$143,000
Impeccably kept home on a dead end street in a quiet neighborhood. This home has had one owner who took pride in ownership. Call Dody Kiteley at 337-274-4779 for more information. www.hfguide.com/587679



16744 FENTON HWY \$139,500
100 year old oaks grace this 8 acre site. Fabulous potential! Approx 3800 sf of living area consisting of grand foyer with curved stairway, beautiful wood pine library, wood floors, elevator, large rooms, master with huge sitting room & closets. Call Jimmy Cormier at 337-275-1147 for more info. www.hfguide.com/629066



21244 HIGHWAY 102 \$139,000
Home only 1 year old mint condition. Seller moving for job. Call Donnie Daigle at 337-329-2424 for more information. www.hfguide.com/634883



1208 W CROCKER ST \$134,000
Charming and completely updated home! New and updated features include double pane windows throughout, new exterior doors, new roof, new electrical service box and breakers. Cozy up in front of the electric fireplace in the living room. Call Joan Johnson at 337-485-8759 for more information. www.hfguide.com/517476



SOUTHRIDGE — ESTATES —



Dan Flavin
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4193 KOLL RD \$126,900
Precious, well maintained home in country setting boasting a large yard with hurricane fencing and gates. Home was completely remodeled in 2016. All new paint, floors, doors, counter tops of granite look laminate in kitchen/bathrooms, really nice. Call Jenny Radel at 337-275-6001 for more info. www.hfguide.com/589515



107 E HUDSPETH ST \$115,000
Property is zoned for commercial or residential development. Would be great for condos/patio homes or a good investment for starter/retirement home with little upkeep. Small cottage on site, leased for 650/month. Owner/Agent. Call Jimmy Cormier at 337-275-1147 for more information. www.hfguide.com/611496



106 IDA LN \$104,500
This 3 bedroom 2 bath home is open concept with a split floor plan. The warm and inviting living room has a beautiful corner wood burning fireplace and wood mantle. Spacious kitchen with ample cabinets, and large island with room for bar stools. Call Tanis Sewell at 337-496-9669 for more info. www.hfguide.com/551057



700 14TH ST \$95,000
Charming 1960s home sitting on a corner lot that needs some TLC, three bedrooms, three full baths, large living area with gas fireplace, large kitchen with eat-in area, and a dining room. Heir property, being sold as-is, no repairs by seller. Call Coleen Clark at 337-794-8557 for more information. www.hfguide.com/629096



204 CORREZE ST \$83,200
Great investment property or starter home! This home sits on a spacious lot in a quiet neighborhood. Currently rented to long term tenant for \$700/month. Call Amanda Sarvaunt at 337-526-2108 for more information. www.hfguide.com/651216



204 SURFSIDE RD \$80,000
Located steps away from Bundicks Lake. You can fish from the public lot or launch your boat and fish on the lake. This updated camp on 5 lots offers 3 furnished bedrooms with 2 kings and 1 full size beds, 1 bath, pantry and cell phone booster. Call Bernadette Navarre at 337-802-7410 for more info. www.hfguide.com/503540



1414 MCNABB ST \$79,500
Great starter home or investors special. Very clean, move-in ready. Sits on oversized lot. Seller is applying for variance to create additional lot. Call Keith Ryder at 337-540-1025 for more information. www.hfguide.com/608696



119 SALLY RD \$79,000
Great starter home or rental! Home has been completely remodeled. New roof and in process of installing new central air. Call Donnie Daigle at 337-329-2424 for more information. www.hfguide.com/638493

Nikal Subdivision

New Restricted Subdivision in South Lake Charles



- 84' x 139' Lots
- \$84,500 Per Lot
- Underground utilities including gas
- Close to schools, shopping and restaurants



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337-540-0813
dflavin@flavinrealty.com



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Awesome Property Great Location for New Home It's in a Fast Growing Area. If you are looking for convenience of City But quiet country Living this is for You! You can build one or 3 Houses! Great for Developing! The Land has a old water well and septic tank on location. Community water available. Property in Flood Zone AE MLS# 168033



CONVENIENTLY LOCATED

Plenty of CHARM! Priced to SELL equipped with a BRAND new A/C unit and CURB appeal for days! The home offers great floor plan and hardwood floors! MLS# 162604 (www.hfguide.com/722787)

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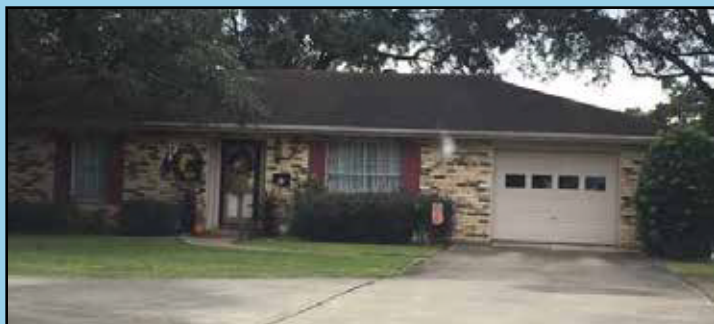
TWO FOR ONE COMMERCIAL

Buildings...You'll LOVE this BUSINESS opportunity! Features TWO aluminum 2467.45 sq/each buildings for a TOTAL OFFICE/RETAIL Space of 4934.9. An excellent way to start your own business and have an OUTSTANDING income producing rental next door or simply use both for your own!



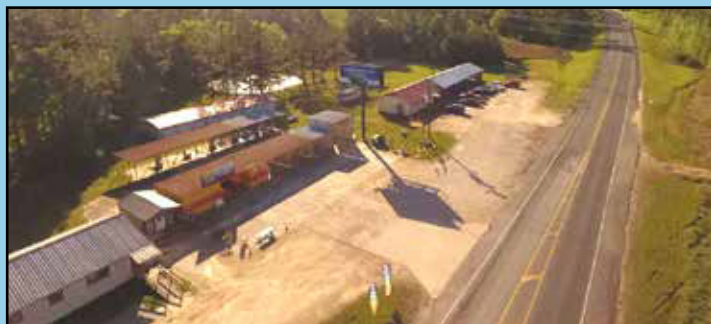
YOU'VE HIT THE TRIFECTA!

HIGH VISIBILITY, HIGH TRAFFIC, and INCOME PRODUCING! Its a WIN-WIN for your investment portfolio! An established business with a SOLID client base sitting on PRIME real estate on HWY 171 with 2010 Traffic counts at 31,517 Vehicles per day!



OPPORTUNITY AWAITS!

Location Location Location Great Commercial Property Located on MCNEESE STREET! Available for Office, Retail! Zoned Mixed Use! Municipal! Beautiful Amazing Land Plus the Lot Size 170X196 (33320) area sf plus 2122 sqft Under Roof. Building Setting back giving you lots of frontage property. Room for additional improvements! This location maybe good for Many Businesses Doctors Offices, Clinic's, So Many Commercial Businesses opportunities!

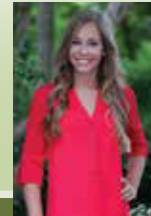


REMARKABLE BUSINESS OPPORTUNITY!

Commercial Land w/existing infrastructure & improvements ready for your next venture! PRIME LOCATION for any business in the area on Entrance Rd to Fort Polk, Home of the Heroes! Plenty of Road Frontage on this HIGH TRAFFIC Location your sure to stand out against the competition! Or make use of the Businesses in place & collect mailbox money for years to come w/8 Different sources of income already established! Call today for more details & find out how this could be the location you need for your next expansion!



Samantha LeJeune
(337) 304-6686
Broker



Kelley Gueringer
(337) 274-8434



RENTAL



1131 SHELLIE LANE

2 BEDROOM / 1 BATHROOM APARTMENT for rent in Moss Bluff right behind Moss Bluff Middle School. Completely remodeled about a year ago with new appliances, new tile floor throughout, neutral colored walls, and an open floor plan. Laundry room has washer and dryer hookups only, and tenant must supply their own washer & dryer. Kitchen has refrigerator, dishwasher, and oven/stove. \$800 - Security Deposit and first and last months rent required to sign the 1 year lease. \$25 rent application fee for every adult. www.hfguide.com/647904

LEASE



411 W COLLEGE STREET

GREAT COMMERCIAL BUILDING visible from busy I-210. Retail, catering, restaurant (full attractive-commercial-open kitchen) office, security camera, alarm. 2 bathrooms, storage area, great lighting, separate ACs, electrical & water heaters. Metal warehouse (2125 SF) at rear w/ electricity-plumbed-wide roll up garage door-side entry doors. Available with or without the warehouse space. Warehouse is an additional \$1,500 for a total of \$5500. Build out and any changes done can be negotiated as well. \$3,800 www.hfguide.com/611458

LEASE



LAKESIDE PLAZA

Lakeside Plaza Commercial Lease Space. 8500 square feet available for lease. Willing to split the space up. All terms negotiable. \$20/sq ft. www.hfguide.com/571343



CALL RHINO REAL ESTATE AT (337) 433-9434



The Shadows at Bayou Oaks lies to the east of the Choupique Bayou in the heart of Southwest Louisiana. It is nestled amongst one hundred year old oak trees with rolling terrain of a preexisting golf course and a backdrop from the Choupique Bayou. The aesthetic influences found at The Shadows of Bayou Oaks can be traced through the history and heritage of Louisiana. The diversity in Southwest Calcasieu Parish's culture and customs will clearly be reflected in the architectural styles that flourish throughout all 103 lots in this development. Owner is a Licensed Agent. www.hfguide.com/417118



TBD MYRTLE HILL STREET

NOW PRE-SELLING Located on a corner lot, this southern beauty has an oversized front porch and screened in back porch great for entertaining or relaxing on a Louisiana Saturday night. This beautiful 3 bedroom, 2 1/2 bathroom home features an open floor plan and a double sided gas fireplace in the large open living space. The open kitchen has a large eat-in island, pantry, granite counters, custom cabinets, and stainless steel appliances. The spacious master suite is located on the first floor with a large walk-in closet, double vanities, soaking tub, and walk-in shower. Owner/Agent MLS:154984 \$380,000 www.hfguide.com/609192



TBD MYRTLE HILL ST,

NOW PRE-SELLING - INCREDIBLE new construction homes in Carlyss, LA at The Shadows at Bayou Oaks Subdivision. The Shadows at Bayou Oaks has New Orleans styles lighting, creole cottages, multiple ponds in the neighborhood, all underground utilities, natural gas, and its own sewer plant. Located on a corner lot, this southern beauty has an oversized front porch and screened in back porch perfect for entertaining or relaxing on a Louisiana Saturday night. This beautiful 3 bedroom, 2 1/2 bathroom home features an open floor plan and a double sided gas fireplace in the large open living space. The open kitchen has a large eat-in island, pantry, granite counters, custom cabinets, and stainless steel appliances. The spacious master suite is located on the first floor with a large walk-in closet, double vanities, soaking tub, and walk-in shower. \$380,000 www.hfguide.com/529546



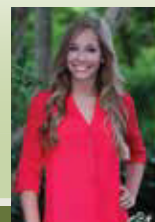
4910 POPLAR GROVE ST

TWO STORY TIMELESS LOUISIANA style home in the Shadows of Bayou Oaks by A1 Builders. This 4 bedroom home features pier & beam construction and outdoor living areas on the oversized front porch that catches the breeze from nearby Choupique bayou. Open living concept with just enough separation to create a cozy and warm living environment. Casual dining just off the kitchen surrounded by windows. Spacious floor plan with master en suite that's tucked away from the rest of the house. Master bath boasts double vanities, separate tub and shower with well designed and generously proportioned his & her master closets. Upstairs are three additional bedrooms and one full bath. \$565,000 www.hfguide.com/625517

Lot 2	\$125,000
Lot 4	\$81,000
Lot 9	\$99,000
Lot 10	\$112,500
Lot 14	\$104,000
Lot 15	\$90,000
Lot 23	\$90,000
Lot 30	Water Front.....\$85,000
Lot 31	Water Front.....\$85,000
Lot 32	Water Front.....\$85,000
Lot 33	Water Front.....\$85,000
Lot 34	\$78,000
Lot 36	Water Front.....\$78,000
Lot 38	Water Front.....\$85,000
Lot 39	Water Front.....\$85,000
Lot 40	Water Front.....\$85,000
Lot 41	Water Front.....\$85,000
Lot 42	Water Front.....\$108,000
Lot 44	Water Front.....\$95,000



Samantha LeJeune
(337) 304-6686
Broker

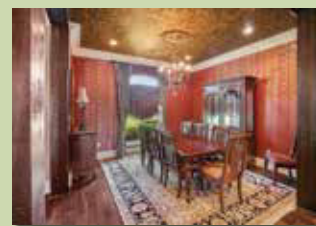


Kelley Gueringer
(337) 274-8434



On the Cover...

4615 Maplewood Drive, Sulphur
\$849,950 | 5 BR | 7 BA | 5,511 Square Feet | 1.63 Acres



Thoughtfully designed & beautifully crafted custom home packed with style and functionality. In Sulphur city limits, this home sits on 1.63 acres with a resort style outdoor living. The in-ground pool & hot tub, outdoor kitchen, fireplace, and 504 square foot pool house with a full kitchen & bathroom make a luxurious vacation spot in your own backyard. The interior of this home is unparalleled featuring exquisite designs throughout the 5 bedroom and 6.5 bathroom home. With over 5,000 square feet living, there is plenty of space perfect for entertaining with a theatre/media room, game room, and additional office. The kitchen is a chef's dream with stainless steel appliances, a commercial sized refrigerator, double oven, and gas stovetop. The master suite is fit for a king and queen with an oversized closet and a luxurious bathroom with a soaking tub and walk-in shower with multiple shower heads. In addition to the main house and pool house, there is a 2 bedroom and 1 bathroom apartment, a heated/cooled 3,984 square foot workshop, and a 1,472 square foot bus storage. Additional amenities include a mosquito system, central vac, and a security surveillance system.



VACANT LAND



OLSEN ROAD, SULPHUR

Walking distance to Moss Lake, this land is just under 3 acres and in the perfect location! This listing is for 2 tracts of combined land that are both 1.46 acres each. Don't miss your opportunity for a nice piece of land in a great location in Carlyss! \$99,000 www.hfguide.com/584884



5980 TOM HEBERT RD

3.68 ACRES OF LAND for sale zoned for residential multi-family ready to build on! Land will hold up to 7 units per acre totaling a potential 26 units. Currently the property has a small home on it that was rented previously and has a barn/shed. \$225,000 www.hfguide.com/556747



CURRIE DR, SULPHUR

Over an acre and a half (1.63 Acres) of land in a prime location in Carlyss! This land is cleared and ready, but still has a few mature trees on the property draped in moss. Don't miss your change for a great size lot in this area! MLS:165972 \$85,000 www.hfguide.com/581260



LA PAIX DRIVE

Waterfront lot already cleared and ready to build your forever home on. It is located in a desirable and established neighborhood close to lots of new development homes. Don't pass up your chance to be right on the Choupique Bayou with this half acre lot. Owner is a licensed agent. \$67,000 www.hfguide.com/633196



7327 OLSEN RD, SULPHUR

5 acres already cleared and ready!! Don't miss your chance to purchase acreage in this prime location! Property consists of 3 tracts of land and a 30x30 pole barn in the back. MLS:165971 \$99,900 www.hfguide.com/581698



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(494- 5626)

NMLS #1632988

MORTGAGE COMPANY



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Roxanne@absolutelowestrate.com
Residential Mortgage
Loan Originator
NMLS#98437

David Fruge
David@absolutelowestrate.com
Residential Mortgage
Loan Originator
NMLS#92034

Ben Mabille
Ben@absolutelowestrate.com
Broker
NMLS#102285

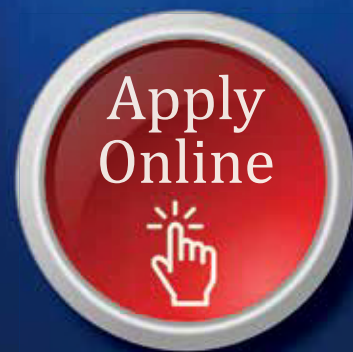
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HOME FINDER'S GUIDE



AUGUST 2019

LAND FOR WORKING

- Industrial Park - 3 lots left
- Hwy 27, Carlyss - Your Choice x 300'
- Maplewood Dr / Palermo Dr - 0.33 acres corner
- Arena Road, Sulphur - 10 acres
- Patton Street - 1.4 acres - wooded
- Hwy 109, Vinton - Toomey Rd.- Excellent Commercial Property - 41.2 Acres
- Beglis Pky - 100' x 200
- Beglis Pky - 4.4 acres cleared
- I-10 @ Cities Service Exit
- Maplewood / Shasta - cleared

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COMMERCIAL CLEARED LAND

Future Location of your up and coming business! Convenient, cleared location near I-10 in Sulphur, situated just off of Prater Rd/Bayou Dinde Pass. Land has LOADS of potential and LOTS of room to grow! Call to discuss details today!

LAND FOR LIVING



- Choupique - Waterfront
- Rosepark, Sulphur - 87.25' x 145' - Wooded
- Patton Street, Sulphur - 2 beautiful wooded lots on quiet, dead end



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Owner/Broker
315-6990

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Realtor
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Justin Foreman
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Tonia Palermo
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Stan Shreve
Realtor
794-3323



BEAUTIFUL PROPERTY on canal w/access to Moss Lake, view of Olsen Bayou. Great fishing area. Very nice oak trees. 56.5x185 tract in front is zoned R-1 & 140x300 tract in back (on water) is zoned R-2. Had mobile home on property (1981 Salem - 14x65) but has no real value (sold "as is"). Boat slip (usable) & bulkhead needs to be redone. (www.hfguide.com/528834)



SUPER NICE NEIGHBORHOOD in Lake Charles city limits. Lot is located on a cul-de-sac w/a gated entry. Lot size is irregular (total square feet is estimated). (www.hfguide.com/566949)



OWNER WILL FINANCE W/10% DOWN AT 5% INTEREST, ALL OTHER TERMS NEGOTIABLE. Lebleu Settlement area. 4 mobile home hookups which can be rented for \$200/month or removed to build your country home. 3000 live oak trees which sell from \$125 to \$200 each. (www.hfguide.com/614784)



2016 REMODELED w/all new new roof, hardy siding, central air & heat, hot water heater, electrical, flooring, sheet rock, counters, tub, toilet, sinks, granite counters & cabinets. Very nice. (www.hfguide.com/649115)



COMMERCIAL BUILDING in high traffic area. Near Westlake Chemical and all Industries. Zoned Light Industrial. Rebuilt after Hurricane Rita. Remodeled exterior in 2019. (www.hfguide.com/530030)



BEAUTIFUL 2 STORY HOME w/3BR/2BA & 2 1/2 BA, attached 1209 sq ft guest quarters w/2BR/1.5BA (including kitchen, dining & living combination, utility & separate entrance, outside art studio & patio). Sq ft living area including guest quarters is 3700 sq ft +/- Landscaped, 3 car garage & huge enclosed patio. 24 hour notice to show. (www.hfguide.com/581839)



GREAT SITE FOR RETAIL medical office, business of any kind. High traffic count. Close to shopping center, hospital, library, schools & other businesses. Wooded lot in prime location. (www.hfguide.com/614799)



LARGE OAK TREES open floor plan in Moss Bluff. Grand entrance to beautiful foyer. Formal dining room w/triple coffered ceiling. Kitchen w/lots of cabinets, island w/downdraft range/oven, large pantry, 1/2 BA. Huge MBR w/office. MBA has tray ceiling & exterior entrance to courtyard. Nice iron & brick fenced courtyard, fenced backyard. Attached 2 car carport, 20x30 workshop wired w/30 amp. Cooled & heated 12x20 craft shop. (www.hfguide.com/649389)



VERY NICE HOME. 4BR/2.5BA, remodeled kitchen w/wood cabinets & granite, appliances stay. Office w/vaulted ceiling & wood cabinets w/built-ins. Den w/FP, vaulted ceiling & tile floors. MBR/BA, large utility & remodeled 1/2 BA downstairs. Double carport, 2 covered patios, in-ground pool w/new liner, 10x20 workshop & fenced yard. (www.hfguide.com/534408)



CLOSE TO LAKE ST 3BR/2BA, 2 living areas, FP, large enclosed sunroom w/attached office w/plumbing for BA (not complete), double carport, wood deck & fenced yard. "AE" flood zone- no elevation certificate & present owner does not pay for flood insurance. (www.hfguide.com/605155)



SOLD "AS IS". SELLER WILL do no repairs, turn on utilities, provide abstract or termite certificate. Seller is a licensed real estate broker in the State of Florida. No disclosures. Continuation of legal (less West 80 ft sold, less the North 5 ft sold). Age, sq ft & room size are estimated. (www.hfguide.com/631753)



FANTASTIC LOCATION for this precious cottage style home. Remodeled in 2011. Freshly painted interior w/open floor plan, nice sized kitchen w/lots of cabinets & counter space, central air & heat. Large utility, covered patio, storage building & wood privacy fenced yard. You will love it! (www.hfguide.com/656784)



CUSTOM BUILT HOME w/canal access to Moss Lake, 2 lots. Granite counters, all appliances remain. Open floor plan w/split BR plan. Wood burning FP w/built-ins in living room & kitchen. MBA has double vanities, separate shower & jetted tub. Garage has heating & cooling window unit. Deck over looking back yard & canal. Fenced. 1 yr Home Warranty provided by seller. (www.hfguide.com/544903)



COMMERCIAL BUILDING, high traffic area. Near Westlake Chemical & all industries. Zoned "Light Industrial". Completely rebuilt after Hurricane Rita. Reception area, lobby, conference room, training room, four 1/2 BAs, kitchen, training room & 8+ offices. 2 HVAC systems. Lots of parking. (www.hfguide.com/607506)



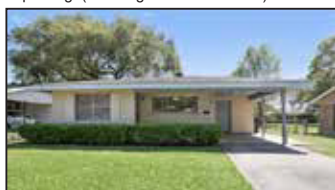
SOUTH TOLEDO BEND water front view, shared pier & common slew for boats (Assoc dues \$300/year). Almost 1/2 acre wooded lot. 1988 Schultz Special Edition, 3BR/2BA, furniture & appliances stay. 40 ft double level deck facing the lake. RV storage, carport, 12x14 storage building & outdoor BA (not completed). (www.hfguide.com/635437)



30X40 METAL BUILDING w/metal roof, built in 2015 (2BR/2BA & kitchen added in 2016), 40x40 pole barn w/10x12 storage building, covered patio. Right next to community launch. Great fishing in Toledo Bend. (www.hfguide.com/656786)



OVER 200 FT OF WATER FRONTAGE on Prien Lake. Lot size is irregular (lot size is estimated-refer to survey). Lot on water in gated cul-de-sac subdivision. (www.hfguide.com/561849)



READY FOR OCCUPANCY. The rent is \$1200/month, \$800 deposit. Lease is for one year, no smoking in the home. Backyard is fenced w/storage building. Refrigerator, stove & dishwasher. Washer & dryer hookups. Ceiling fans in all rooms. Nice quiet neighborhood. (www.hfguide.com/613748)



REMODELED 4BR/2BA, 1.5 story, new hardy siding & ext painting, open floor plan w/formal dining, den w/porcelain flooring, kitchen w/granite counters & granite island, all new stainless appliances, new int painting, new flooring in all BRs, all new BAs, all new central air & heat, new wood privacy fence, slab in yard ready for your storage building/workshop, open patio, double carport & landscaping. (www.hfguide.com/645612)



GREAT LOCATION! 2 lots, zoned "City" & in flood zone X! Close to schools, downtown, hospitals, shopping. 3 units can be built without a variance, but these lots will accommodate more units if a variance is obtained from the city. Needs extensive repairs & owner must be present for showings. Owners/Agents. (www.hfguide.com/719963)

Ask what **CREW** can do for You!

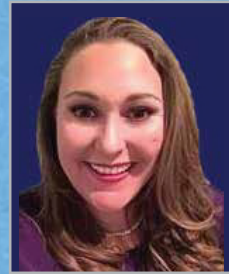
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WESTLAKE

FOUR BEDROOM, 2 bathroom home, over 1800 living, all new paint, floors, fixtures, etc. Home located in flood zone x & comes with a home warranty. Great location. (www.hfguide.com/641781)



WESTLAKE

GREAT HOME FOR FAMILY. Spacious 3 bedroom brick home. Nice size bedrooms and living area. Large laundry area. Situated on a beautiful lot. Covered patio, Garage. Great neighborhood, Don't miss this great find. Located in flood zone X, no flood insurance required. (www.hfguide.com/649399)



LAKE CHARLES

CONVENIENT LOCATION in residential subdivision. Living room easily can be 4th BR. Spacious den/gameroom has FP, large windows overlooking backyard & cathedral ceilings. Snack bar divides breakfast area from kitchen. Tiled MBA w/shower. Two sheds for the handyman. Fenced backyard. Seller upgraded home w/double pane windows, dishwasher, hot water heater, roof, A/C unit, disposal within last 7 years. (www.hfguide.com/651320)



WESTLAKE

GREAT LOCATION beautiful 3BR/2BA home on a large corner lot. Living room & large den. Spacious kitchen w/lots of cabinets, covered parking, workshop, beautiful yard, partially fenced. Located in flood zone X. (www.hfguide.com/561242)



SULPHUR

OPEN FLOORPLAN, brick wall in great room w/nice large window overlooking privacy fenced backyard & spacious covered patio. Appliances fairly new, 5 sealed burner gas range. MBR features nice size extra room that can be nursery, study, dressing, or craft room. Roomy closets thruout. Living is multi purpose room & can be formal dining. Shady lot. Well cared for & won't last long due. Large vanities & storage in BAs are split from tubs & toilets. Tubs in both BAs. (www.hfguide.com/635413)



WESTLAKE

GREAT INVESTMENT OR STARTER home. 2 bedrooms 1 bath, open floor plan. Must see. Home will qualify for FHA, VA or Rural Loan. (www.hfguide.com/619478)

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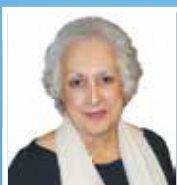
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Justin Babineaux
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Diana Backhaus
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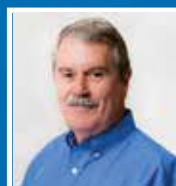
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Betty Jordan
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Rocky Keeley
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Shantel Landry
337.936.9165



Drew LeBlanc
337.304.7211



Twila McFarland
337.912.9913



Glinda McGee
225.573.7808



Nikki Mixon
337-513-6928



Pat Montalbano
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Karen Northcutt
337.499.9811



Janis Painter
337.515.4519



Marty Pena
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Anja Richard
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337.302.6247



Dana Turpin
337.485.0244



Mason Turpin
337.912.8763



Dominick Valenti
337.884.2818



EJ Washington
337.532.7740



Weston Webb
337.309.8133



Lea Anne Wood
337.240.1046



Danielle Wyble
337.936.9889



Roger Williams
337-884-8397



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and let's get started today!

Christy Moore Clark
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cmooreclark@inglesafari.com

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Jill Cunningham
337.526.7008
jcunningham@inglesafari.com



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Homes from \$500,000 and up.

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GLOBAL LUXURY
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LAKE CHARLES



130 DR MICHAEL DEBAKEY DR - \$550,000
Steve Floyd - 337.274.5684

Margaret Place Arts and Crafts Rescued & Restored! Challenge: Find a room, ceiling, wall, or floor which has escaped architectural feature or decorative enhancement. Visitors are transported to a time and place where neighbors met on large welcoming front porches in the cool of the day for dessert and friendly, robust conversation. The home has hosted large affairs with its twin living rooms and elegant dining areas serving a variety of social needs, both formal and informal. The bright & cheery sun porch beckons to "sit a spell", nap, read, enjoy morning coffee or discuss the events of the day. The Master Suite is a splendid experience, elevated tray ceilings, warm colors, large windows, and polished hardwoods...you'll be tempted to ask if room service is available. Upstairs is a world of its own... as it should be. The landing functions as a comfortable separate living area for children, or guests, which leads them to three large bedrooms, a full bath, and ample storage. MLS#180400



WELSH

**NEW
PRICE**



12388 HIGHWAY 1131 - \$925,000
Steve Floyd - 337.274.5684 & Joshua Floyd - 337.263.5954

Estates like this are a rare find. Nestled on over 60 acres this gorgeous 5 bedroom 3.5 bath french country home is a dream come true! You will especially enjoy the view from the back balcony off the upstairs office/bedroom, and the extra space of the upstairs game room! Property includes 9 acre stocked pond just feet from the back porch and a smaller pond in front, classic 40x60 red barn with full 1/1 apt., mature oaks & a variety of other trees, as well as a 5 Hole Golf Course! MLS#165703



CARLYSS



486 BAYOU SUNSET LANE - \$875,000
Susan Grimm - 337.707.0177

Fantastic waterfront home on Moss Lake. 1.8 acre lot and over 5,000 sq ft of living space including a 75x12 rear Lanai under A/C with new Anderson Windows looking out on the lake. Although it has to be listed as a 2 BR there is an office and a large playroom that could also be BR's. There are many options to make this home into whatever a buyer wants it to be. There is also a 30x30 pole barn in back for additional car or boat storage. There are 2 docks and a fish cleaning station. MLS#164401



DERIDDER



390 JACK HINES ROAD - \$650,000

AMY BRITT - 337.563.1900 & DOMINICK VALENTI - 337.884.2818

There was a great deal of TLC put into this Beautiful Custom Built Home! Located on a gorgeous 40 acre tract in DeRidder, with a large stocked pond. The home features beautiful custom woodwork throughout. Gorgeous Tile in the living areas and kitchen. The Open concept living dining and kitchen area has a perfect view of the large stone fireplace. Kitchen has all the bells and whistles with granite counters, custom cabinets, stainless appliances, and a large walk in pantry. Each bedroom has its own bathroom with beautifully tiled walkin shower and gorgeous bathroom fixtures. MLS#160298



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GLOBAL LUXURYSM

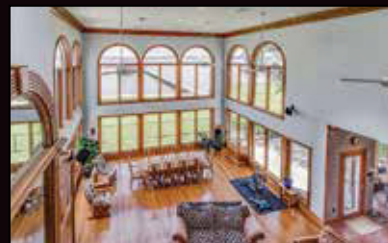
Homes from \$500,000 and up.

CARLYSS


243 RUBY LANE - \$1,200,000

DRU ELLENDER 337.274.1320 ELNETTE TOLBERT 337.302.6247

This 15.8 acres is waiting for your development. It just happens to house a gorgeous Acadian Style home majestically sitting on a hill overlooking Choupique Bayou in back and a lovely pond and barn in the front. With extra-large porches in front and back. You can even view the waters from your third story window. Just imagine a Bed and Breakfast or a horse farm or a development. Come see today. MLS#169807

SULPHUR


7090 MOSS LAKE LANE - \$1,760,000

Rocky Keeley - 337.540.2614

Beautiful spacious Russell Stutes Quality built home with 142' footage on Moss Lake. This home has all the amenities. Water front view from large living room through 20' tall windows or sit outside on one of two 20x19 foot patios. 225' pier leads out to air conditioned boat/guesthouse with two covered slips and lots of covered deck space. Two masonry fireplaces, one in the living room and one in the master suite. Climb up the staircase to the 100 sq ft widow's walk 40' high above for a view of the lake. This is a rare offering in this unique waterfront neighborhood on Moss Lake. This house is great for entertaining friends and family. Tons of space and a possible bonus room above garage. Motivated seller. Do not hesitate to submit an offer. Call for your private showing today. MLS#170275

Robbie Ingle
 Assoc. Broker
337.304.0481
 ringle@inglesafari.com



LAKE CHARLES

2314 21ST STREET
 6 BR, 4.5 BA, 5,254 SQ FT
 \$499,000
 MLS # 180522



LAKE CHARLES

5709 FIR STREET
 3 BR, 2 BA, 2695 SQ FT
 \$335,000
 MLS#175719



LAKE CHARLES

NEW PRICE

3535 DUKE ROAD
 5 BR, 2 BA, 2 1/2 BA, 3090 SQ FT
 \$340,000
 MLS#175716



LAKE CHARLES

2633 EDGEWOOD LANE
 3 BR, 2.5 BA, 2001 SQ FT
 \$299,900
 MLS#170555



RAGLEY

NEW PRICE

175 MARK DRIVE
 3 BR, 2 BA, 1205 SQ FT
 \$75,000
 MLS#175714



MOSS BLUFF

4118 CAMRYN ROAD
 3 BR, 2 BA, 2030 SQ FT
 \$279,900
 MLS#178928



LAKE CHARLES

237 PENN ST
 2 BR, 1 BA, 944 SQ FT
 \$57,500
 MLS# 180363



LAKE CHARLES

NEW PRICE

2800 GUY STREET
 4 BR, 2 BA, 2 1/2 BA, 3288 SQ FT
 \$360,000
 MLS#170130



MOSS BLUFF

1381 TRISHA CT
 4 BR, 2 BA, 2066 SQ FT
 \$281,900
 MLS # 180514



MOSS BLUFF

618 ETHEL STREET
 4 BR, 2 BA, 1568 SQ FT
 \$99,900
 MLS#180391



LAKE CHARLES

4345 IHLES ROAD
 3 BR, 2 BA, 2315 SQ FT
 \$315,000
 MLS # 180506



WESTLAKE

NEW PRICE

620 LEE ST
 3 BR, 2 BA, 1434 SQ FT
 \$174,500
 MLS#177349



LAKE CHARLES

2903 EVA LANE
 4 BR, 2.5 BA, 3441 SQ FT
 \$323,900
 MLS # 180464



RAGLEY

6428 TOPSY ROAD
 3 BR, 2.5 BA, 1800 SQ FT
 \$249,900
 MLS#173300



SINGER

126 ASHWORTH RD
 2 BR, 2 BA, 62 ACRES
 \$439,000
 MLS#179143



LAKE CHARLES

4330 PLEASANT DRIVE
 3 BR, 2 BA, 1349 SQ FT
 \$164,900
 MLS # 179205

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LAKE CHARLES **NEW PRICE**
 5834 WILLOW BREEZE DRIVE
 3 BR, 2 BA, 2155 SQ FT
 \$249,900
 MLS#169258



SULPHUR
 109 BRYAN ST
 2960 SQ FT - COMMERCIAL
 OFFICE BUILDING
 \$199,900 / MLS # 170429



LAKE CHARLES
 1375 WILLIAM ST
 3 BR, 2.5 BA, 1767 SQ FT
 \$315,000
 MLS#178926



LAKE CHARLES **NEW PRICE**
 2321 ORCHID ST
 3 BR, 2 BA, 1751 SQ FT
 \$159,900
 MLS#178925



LAKE CHARLES **NEW PRICE**
 4845 PONDEROSA ST
 3 BR, 2 BA, 1995 SQ FT
 \$229,900
 MLS#178808



LAKE CHARLES
 2305 13TH STREET
 3 BR, 1 BA, 1436 SQ FT
 \$139,900
 MLS # 180354



MOSS BLUFF
 LOT 10 CAMERON COURT
 3 BR, 2 BA, 1730 SQ FT
 \$235,280
 MLS#166676



IOWA
 16505 JAELE DRIVE
 3 BR, 2 BA, 1890 SQ FT
 \$239,900
 MLS# 180620



LAKE CHARLES **NEW PRICE**
 4209 CANAL STREET
 3 BR, 2 BA, 1853 SQ FT
 \$249,900
 MLS#165574



LAKE CHARLES
 4213 CANAL STREET
 3 BR, 2.5 BA, 1616 SQ FT
 \$241,900
 MLS#165572



LAKE CHARLES
 4315 VILLAGE LN #2
 3 BR, 2.5 BA, 1,729 SQ FT
 \$239,900
 MLS#179231



LAKE CHARLES **NEW PRICE**
 3938 AIRHART ROAD
 3 BR, 2 BA, 1971 SQ FT
 \$385,000
 MLS#173165



RAGLEY
 415 FOREMAN RD
 4 BR, 2.3 BA, 2170 SQ FT
 \$312,000
 MLS# 180619



LAKE CHARLES **NEW PRICE**
 1511 N CHATEAU CIRCLE
 3 BR, 2 BA, 2027 SQ FT
 \$220,000
 MLS#169188



SULPHUR
 509 SHEILA DRIVE
 3 BR, 2 BA, 1865 SQ FT
 \$238,720
 MLS#168140



DERIDDER **NEW PRICE**
 125 ILES LANE
 2 BR, 2.5 BA, 1657 SQ FT
 \$220,000
 MLS#170550



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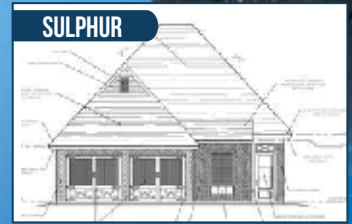
SULPHUR
NEW PRICE
 109 BRIAR COURT
 3 BR, 2 BA, 1642 SQ FT
 \$204,000
 MLS#168202



MOSS BLUFF
 TBD CAMRYN ROAD
 4 BR, 2 BA, 1842 SQ FT
 \$249,750
 MLS#171635



IOWA
 508 W MILLER AVE
 4 BR 2.5 BA 2312 SQFT
 \$169,900
 MLS#177614



SULPHUR
 517 SHEILA DRIVE
 3 BR, 2 BA, 1957 SQ FT
 \$254,410
 MLS#169451



SULPHUR
 1917 LINDA AVE
 3 BR, 2 BA, 1288 SQFT
 \$144,900
 MLS # 180353



LAKE CHARLES
 7609 SANPPER LANE
 3 BR, 2 BA, 1588 SQ FT
 \$69,900
 MLS # 180352



LAKE CHARLES
NEW PRICE
 917 MIDDLEBROOK CIRCLE
 3 BR, 2 BA, 1749 SQ FT
 \$279,800
 MLS#174469



LAKE CHARLES
 2631 EDGEWOOD LANE
 3 BR, 2.5 BA, 2001 SQ FT
 \$299,900
 MLS#170556



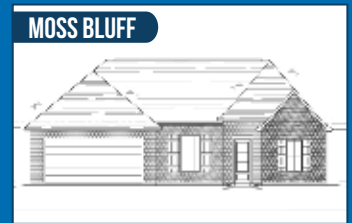
RAGLEY
 334 WHITE OAK ROAD
 4 BR, 2 BA, 2052 SQ FT
 \$114,900
 MLS#177641



MOSS BLUFF
NEW PRICE
 1174 RUE JULIANNA STREET
 4 BR, 3 BA, 2431 SQ FT
 \$330,000
 MLS#175783



MOSS BLUFF
NEW PRICE
 2723 SOUTHERN DRIVE
 4 BR, 3 BA, 2845 SQ FT
 \$230,000
 MLS#170176



MOSS BLUFF
 1501 CAMERON COURT
 3 BR, 2 BA, 1844 SQ FT
 \$249,900
 MLS#171814



WESTLAKE
 700 RIVERSIDE DR
 3 BR, 1.5 BA, 1655 SQ FT
 \$242,500
 MLS#169910



MOSS BLUFF
 2221 BELLFIELD RD
 4 BR, 2 BA, 1924 SQFT
 \$199,900
 MLS # 180311



SULPHUR
 330 QUELQUESHUE ST
 4 BR, 2 BA, 2162 SQ FT
 \$205,000
 MLS#178855



MOSS BLUFF
NEW PRICE
 2410 GRACIE DRIVE
 3 BR, 2 BA, 2162 SQ FT
 \$290,000
 MLS#164380

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ewashington@inglesafari.com

OLD SPANISH TRAILS

Katelyn Drive

1

2

3

4

5

6

SOLD

8

9

SOLD

SOLD

SOLD

SOLD

14

15

16

17

35

34

33

32

31

30

29

28

27

26

25

SOLD

SOLD

22

21

20

19

18

East Burton Street

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\$225K UP

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AND YOU CHOOSE
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FINISHES
LOT**

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R.E. WASHINGTON
CONSTRUCTION, LLC
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NEW CONSTRUCTION

3 Bedroom / 2 Bath Homes in South Lake Charles, Starting at

\$249,900



- Barbe School District
- Designer Finishes
- Lots of Upgrades
- Granite Throughout
- Hardwood Floors



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Roseville Subdivision

New Premier Neighborhood in Moss Bluff

- One Acre Lots (Entrance off Paul White Rd)
- 5 Acre Stocked Pond with Fountain
- Cleared and Ready to Build
- Water View Lots Available
- Underground Utilities
- Lots Starting at \$75,000
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337.274.1320
drutwo@hotmail.com



LAKE CHARLES



2906 E TANK FARM
5 BR, 2BA, 3793 SQFT
\$250,000
MLS# 180564

SULPHUR



13 HARMON RD
2-3 BR, 1 BA, 1210 SQ FT.
\$168,000
MLS#161075

SULPHUR

**NEW
PRICE**



4760 CARLYSS DR
4 BR, 3 BA, 3099 SQ. FT.
2.44 Acres | \$249,000
MLS#160979

SULPHUR



1614 WALKER RD
5BR, 4 BA, 2972 SQ FT
\$345000
MLS#177576

DEQUINCY

**NEW
PRICE**



131 CHAVIS SQUARE
3 BR, 2.5 BA, 2672 SQ FT
\$339,900
MLS#174486

DERIDDER/CAMP



344 GREEN DRIVE
2 BR, 1 BA, 716 SQ FT
\$70,000
MLS#171771

SULPHUR



720 LIVE OAK STREET
3 BR, 2 BA, 2508 SQ. FT.
\$230,000
MLS#162471

LAKE CHARLES



817 UNIVERSITY DR
3 BR, 2 BA, 1400 SQFT
\$170,000
MLS# 180442

IOWA

**NEW
PRICE**



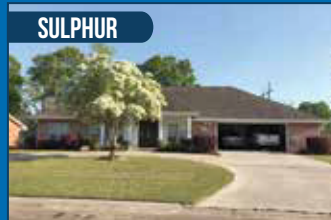
16455 JA ELLE DRIVE
3 BR, 2 BA, 1929 SQ FT
\$235,000
MLS#174484

SULPHUR



103 MADISON STREET
3 BR, 2 BA, 2155 SQ FT
\$145,000
MLS#175979

SULPHUR



1903 CHARLES ST
4 BR, 3.5 BA, 3470 SQ FT
\$380,000
MLS#179112

SULPHUR



50 HORSESHOE LANE
3 BR, 2 BA, 1785 SQ FT
\$170,000
MLS#177525

SULPHUR



243 RUDY LANE
4 BR, 3.5 BA, 3030 SQ FT
\$1,200,000 - 15.8 ACRES
MLS#169807

SULPHUR



4760 CARLYSS DRIVE
4 BR, 3 BA, 3099 SQ FT
\$249,000
MLS#160979

SULPHUR



763 STARLIN ST
3 BR, 3 BA, 3000 SQ FT
\$145,000
MLS#178889



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 drutwo@hotmail.com



SULPHUR

INVADER STREET
 3 RES LOTS / 1.86 ACRES TOTAL
 \$85,000 / MLS#161110



SULPHUR

COMMERCIAL

201 SMITH ROAD
 TWO BUILDINGS
 \$275,000 / MLS#170362



VINTON

HWY 3063
 79.80 ACRES
 \$450,000 / MLS#169283



SULPHUR

COMMERCIAL

115 HWY 27
 .04 ACRES
 \$160,000 / MLS#162583



DEQUINCY

ROUTE 66
 39.12 ACRES
 \$500,000 / MLS#173309



DEQUINCY

**MOTIVATED
 SELLERS**

MARCANTEL ROAD
 75.7 ACRES
 \$180,000/ MLS#170151

Just over 75 acres of with some wooded and some cleared. Beautiful piece of property with many options; build your dream home on some acreage and keep the rest for hunting. Irregular shaped property, attached is layout of land. Motivated sellers



DEQUINCY

**NEW
 PRICE**

131 CHAVIS SQ - \$339,900

This lovely home has everything you want or need in a home----inside and out! Custom-built kitchen with granite countertops, upstairs room for games, entertaining! Get ready for the summer with this enticing inground pool and enjoy the 25x35 workshop which can easily be turned into a craft room or game room or TV/ Sports room. Nothing left out in this home.



SULPHUR

1903 CHARLES ST - \$380,000

This lovely home in great neighborhood can be a 5 bedroom with the upstairs bath and large game room. Every room in the house has more than enough space with storage galore. Take a look at the laundry room with enough space to have an office, crafts and more. Outside patio is the envy of all. Wood and ceramic-look vinyl floors in the living areas of the downstairs and shelves in the breakfast area to house cookbooks and displays. Come see this large beauty inside and out!

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MOSS BLUFF

TBD BERTIE ANN ROAD
VACANT LAND - 5.82 ACRES
\$87,000 / MLS#180319



LAKE CHARLES

210 BORNE LANE
HORSE RANCH - 11.6 ACRES
\$220,000 / MLS#152300



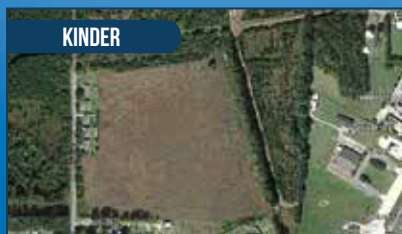
LAKE CHARLES

CORBINA ROAD
.45 ACRES RESIDENTIAL LOT
\$30,000 / MLS#178991



SINGER

TBD HIGHWAY 27
VACANT LAND - 280 ACRES
\$749,000 / MLS#180393



KINDER

7TH AVENUE / 35.71 ACRES
DEVELOPMENT PROPERTY
\$210,000 / MLS#136533



KINDER

N KINDER CEMETERY ROAD
AFFORDABLE LOT - 0.28 ACRE
\$14,000 / MLS#136880



LAKE CHARLES

**COMMERCIAL
LEASE**

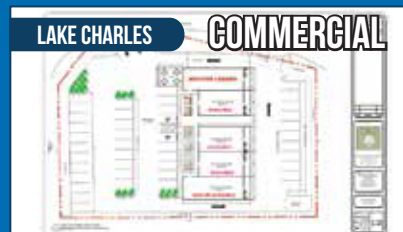
639 PETRO POINT
3000 SQ FT / 4-5 OFFICES
\$14/SQ FT / MLS#169933



MOSS BLUFF

COMMERCIAL

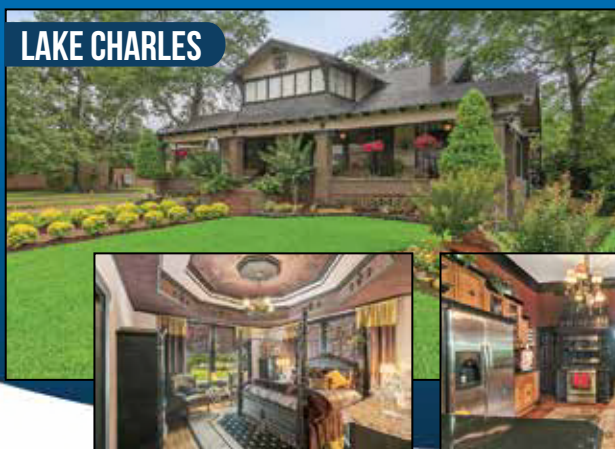
740 SAM HOUSTON JONES PKW
VACANT LAND - 1.23 ACRES
\$275,000 / MLS#166248



LAKE CHARLES

COMMERCIAL

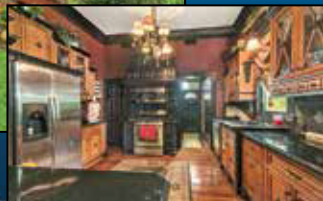
5111 COMMON DRIVE
NEW STRIP CENTER / 1 ACRE
\$21/SQ FT / MLS#164527



LAKE CHARLES

130 DR MIHCAEL DEBAKEY DR - \$550,000

Margaret Place Arts and Crafts Rescued & Restored! Challenge: Find a room, ceiling, wall, or floor which has escaped architectural feature or decorative enhancement. Visitors are transported to a time and place where neighbors met on large welcoming front porches in the cool of the day for dessert and friendly, robust conversation. The home has hosted large affairs with its twin living rooms and elegant dining areas serving a variety of social needs, both formal and informal. The bright & cheery sun porch beckons to "sit a spell", nap, read, enjoy morning coffee or discuss the events of the day. The Master Suite is a splendid experience, elevated tray ceilings, warm colors, large windows, and polished hardwoods...you'll be tempted to ask if room service is available. Upstairs is a world of its own... as it should be. The landing functions as a comfortable separate living area for children, or guests, which leads them to three large bedrooms, a full bath, and ample storage. MLS#180400



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on Your Home.**

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Buyers. Let Us Help You
Find Your Dream Home.**



SULPHUR COMMERCIAL LAND
HIGHWAY 108 - \$1,500,000
Approximately 8.75 acres (to be determined by final survey). Zoned Heavy Industrial. Bounded by Cities Service Hwy & Bayou D'inde. High visual traffic location in the heart of industry just South of I-10. Call for other details. MLS# 171732



SULPHUR
**E HIGHWAY 90
COMMERCIAL LOT,
1.06 ACRES
\$75,000
MLS#160466**



CARLYSS
**TBD BAYOU SUNSET LANE
4.35 ACRES
WITH SHOP HOUSE
1 BR, 1 BA, 898 SQ FT;
3404 TOTAL SQ FT
\$144,777 / MLS#171632**



MOSS BLUFF
**1068 N PERKINS FERRY ROAD
3 BR, 2.5 BA,
1652 SQ FT;
\$208,000
MLS#179011**

RESIDENTIAL LOTS:

2930 FITZENRIETER RD WATERFRONT - LC \$165,000
1316 MATHEW STREET SULPHUR \$35,999

Betty Jordan
337.794.4888
bjordan@inglesafari.com



Brian Bimle
337.802.5315

bbimle@inglesafari.com



WESTLAKE
**701 HILMA ST
FOR SALE / LEASE
\$369,000 / \$2,900 MONTH**



VINTON NEW PRICE
**1985 WHITE OAK STREET
2 BR, 1.5 BA, 1088 SQ FT
\$38,900 / MLS#167987**



WESTLAKE
**HOUSTON RIVER ROAD
VACANT LAND - 0.5 ACRES
\$129,900 / MLS # 137896**



MOSS BLUFF NEW PRICE
**2408 E LEVINGWOOD ROAD
3 BR, 2.5 BA, 3200 SQ FT.
\$375,000 / MLS#154975**



SULPHUR
**JOEL ROAD
VACANT LAND - 3 ACRES
\$90,000 / MLS # 146119**



LAKE CHARLES
**WILLOWWICK ST
.18 ACRE LOT / RES & COMM
\$43,900 / MLS#167972**



WESTLAKE NEW PRICE
**1601 BEAU CHENE DRIVE
4 BR, 2.5 BA, 2332 SQ FT
\$209,900 / MLS#175838**



SULPHUR NEW PRICE
**STAGECOACH LANE
VACANT LAND - 51.54 ACRES
\$399,900 / MLS # 140731**

Kathy Gardner
337.499.4955
kgardner@inglesafari.com



Eric Blood
337.540.8061

eric.p.blood@gmail.com



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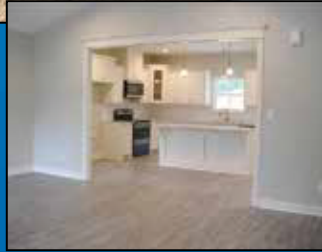
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Janis Painter
337.515.4519
 jpainter@inglesafari.com



627 NEWTON ST - \$269,000

Beautiful new construction! Move right in! This 4 bedroom, 2 bath home has a split floor plan that works great for a growing family. The kitchen has a large granite island with an open dining area. The floors are vinyl plank that are easy to maintain. This property is located in a nice quiet neighborhood with well-kept homes and only minutes to town. The lot is a large .32 of an acre. There's also several beautiful oak trees around the property. Flood zone X-no flood insurance is required. Listing agent is part owner and kin to the owners. MLS# 179278

LAKE CHARLES



2678 HIGHWAY 14 EAST
 3BR, 2 BA, 2894 SQFT
 \$260,000 / MLS# 180557

WELSH



12388 HWY 1131
 5 BR, 3.5 BA, 4035 SQ FT
 \$925,000 / MLS#165703

IOWA



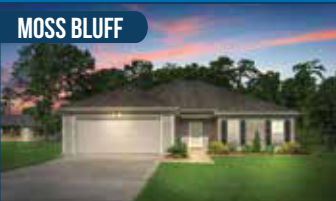
7383 DELCOMME ST
 2 BR, 2.5 BA, 1597 SQ FT
 \$167,500 / MLS#178834

LAKE CHARLES



1800 GOSS BL
 3 BR, 3 BA, 2470 SQ FT
 \$174,900 / MLS#176156

MOSS BLUFF



1099 WHIPPOORWILL DRIVE
 3 BR, 2 BA, 1777 SQFT
 \$217,900 / MLS#178835

SULPHUR



5428 CARLYSS DRIVE
 3 BR 2 BA 2835 SQFT
 \$299,000 / MLS#177469

LAKE CHARLES



1133 COMMON ST
 3 BR 2.5 BA 1896 SQFT
 \$283,000 / MLS#177308

LAND

Hwy 1131 - 11.9 acres	\$125,000
W Prien Lake Road - .534 acres	\$125,000
12388 HWY 1131 - 23.9 Acres	\$250,000
John Prater Rd - 10 acres	\$250,000
W Prien Lake Road - .534 acres	\$125,000
12388 HWY 1131 - 23.9 Acres	\$250,000
John Prater Rd - 10 acres	\$250,000



Joshua Floyd
 337.263.5954 | jfloyd@inglesafari.com

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AUGUST 2019



Karen Northcutt
337.499.9811
 knorthcutt@bellsouth.net



MOSS BLUFF

TBD N WALLACE POINTE DR
 3 BR, 2 BA, 1900 SQ FT
 \$282,000 / MLS#175904



MOSS BLUFF

1524 N WALLACE POINTE DRIVE
 3 BR, 2 BA, 1903 SQ FT
 \$279,900 / MLS # 169278



MOSS BLUFF

GOOS ROAD LOTS

3.63 ACRES.....\$127,000
 3.74 ACRES.....\$131,000
 3.89 ACRES.....\$136,000
 4.17 ACRES.....\$146,000
 4.85 ACRES.....\$169,000
 4.94 ACRES.....\$173,000
 6.74 ACRES.....\$239,000



MOSS BLUFF

**NEW
PRICE**

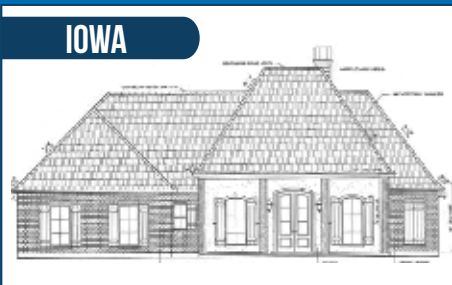
TBD TALON LANE
 1 ACRE RESIDENTIAL LOTS
 EACH LOT \$69,500



RAGLEY

**NEW
PRICE**

ANDREW MOUHOT ROAD
 16.77 ACRES, WOODED
 \$75,000 / MLS#160322



IOWA

17410 MAVERICK DRIVE
 3 BR, 2 BA, 1788 SQ FT
 \$248,000 / MLS#176176



IOWA

111 HICKORY STREET
 3 BR, 2 BA, 1635 SQ FT
 \$215,000 / MLS#173196



IOWA

114 HICKORY STREET
 3 BR, 2 BA, 1,500 SQ FT
 \$198,000 / MLS#173171



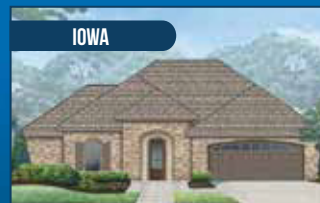
SULPHUR

544 SHELIA DR
 3 BR 2.5 BA 1650 SQFT
 \$230,000 / MLS#178968



IOWA

604 WALNUT ST
 3 BR 2 BA 1752 SQ FT
 \$230,000 / MLS#177747



IOWA

607 WALNUT ST
 3 BR 2 BA 1836 SQFT
 \$240,000 / MLS#177733



IOWA

605 WALNUT ST
 3 BR 2 BA 1760 SQFT
 \$230,000 / MLS#177644



EJ Washington • 337.532.7740
 ewashington@inglesafari.com

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PRICE**

SHANTEL LANDRY • 936.9165
JOHN PRATER ROAD
10 ACRES OF LAND
\$195,000 / MLS#169383

SULPHUR**NEW
PRICE**

TREY CASE • 526.2848
4563 PETE SEAY ROAD
4 BR, 4.5 BA, 4443 SQ FT
\$395,000 / MLS#170327

LAKE CHARLES**NEW
PRICE**

AUDREY BROWN • 540.2078
2301 13TH STREET
3 BR, 2 BA, 1634 SQ FT
\$149,900 / MLS#175973

MOSS BLUFF**NEW
PRICE**

ROGER WILLIAMS • 884.8397
438 N KINGSTON SQ
3 BR, 3 BA, 1756 SQ FT
\$225,000 / MLS#178832

SULPHUR**NEW
PRICE**

ROGER WILLIAMS • 884.8397
844 RAVIA RD
3 BR, 2 BA, 1395 SQ FT
\$199,500 / MLS#177422

LAKE CHARLES

CLARA COLVIN • 526.4814
3468 ANTHONY FERRY ROAD
4 BR, 3 BA, 3136 SQ FT, 10 ACRES
\$329,000 / MLS#177752

HACKBERRY**NEW
PRICE**

126 ELLENDER LN
2 BR, 1 BA, 986 SQ FT
Flood Insurance only
\$700 per year
\$132,500 / MLS#177381

HACKBERRY**NEW
PRICE**

1335 MUSTANG CR
3 BR, 2 BA, 1548 SQ FT
Seller will pay \$2000 towards buyers
flood insurance with full price offer
\$115,000 / MLS#164461

CAMERON

2735 GULF BEACH HIGHWAY
.2 ACRES Beach Front Land
on The Gulf of Mexico
\$59,900 / MLS # 180592

HACKBERRY**NEW
PRICE**

143 GULFWAY
3 BR 2 BA 1280 SQ FT
\$115,000 / MLS#156515

HACKBERRY**NEW
PRICE**

PIERCE MITCHELLE LANE
WATER FRONT - .48 ACRES
\$189,000 / MLS#176184

LAND & LEASES

STARKS - Highway 109 \$40,000
HACKBERRY - 200 Alladin Rd
5.7 Acres \$85,000
SULPHUR - LEASE
365 Madison Crossing \$1,750/mth

Amy Britt
337.563.1900
abritt@inglesafari.com

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Twila McFarland
337.912.9913
tmcfarland@inglesafari.com



MOSS BLUFF



2803 KARI LANE

3 BR, 2 BA, 2,250 LIVING SQ FT
\$312,000 / MLS # 179177

Beautiful quality home north of Sam Houston Jones State Park. Many upgrades and amenities make it worth viewing! This 3 bedroom, 2 bath brick home offers a beautiful kitchen with lots of detailed cabinetry, granite tile counters, upgraded appliances, easy care ceramic tile floors, stacked crown molding, 12' ceilings in the living room, a large Master suite with 8 ft. tile shower in master bath, plenty of closet storage, security system and a bose surround sound. This energy efficient home has ceiling fans thru out and open floor plan with split bedrooms, along with a very nice fenced in back yard.

SULPHUR



313 W LOGAN
3 BR, 2 BA, 1926 SQFT
\$175,000 / MLS # 180398

LAKE CHARLES



**NEW
PRICE**

2009 3RD AVENUE
2 UNIT DUPLEX
\$117,000 / MLS#177687

WESTLAKE



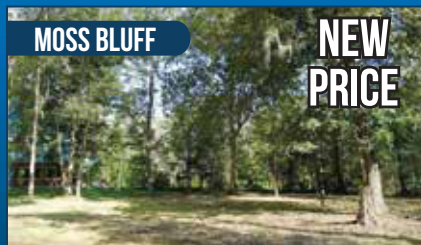
815 DEWEY ST
3 BR, 2 BA, 1330 SQ FT
\$189,900 / MLS#177643

LAKE CHARLES



818 SUNDALE ST
3 BR, 1 BA, 1424 SQFT
\$93,000 / MLS # 175847

MOSS BLUFF



**NEW
PRICE**

TBD WEST FORK ROAD, MOSS BLUFF
100X200 RESIDENTIAL LOT
\$67,000 / MLS#167725

HACKBERRY

WATERFRONT



132 RIVERSIDE DRIVE - WATERFRONT
BOAT HOUSE W/ELECTRICITY
129,500/ MLS#171584

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SULPHUR

39 EVELAND AV
3 BR, 2 BA, 1929 SQFT
\$217,000 / MLS# 180481
Located in Desired Maplewood.
Spacious Bedrooms!
Covered Patio!



SULPHUR **NEW PRICE**

512 N CLAIBORNE ST
3 BR, 2 BA, 1708 SQFT
\$144,900 / ML # 178807
Sits on two lots!
Great potential rental property!



SULPHUR

850 ISABELLA ST
3 BR, 2 BA, 1452 SQFT
\$198,500 / MLS# 180529



Haley Hebert
337.244.7397
hhebert@inglesafari.com



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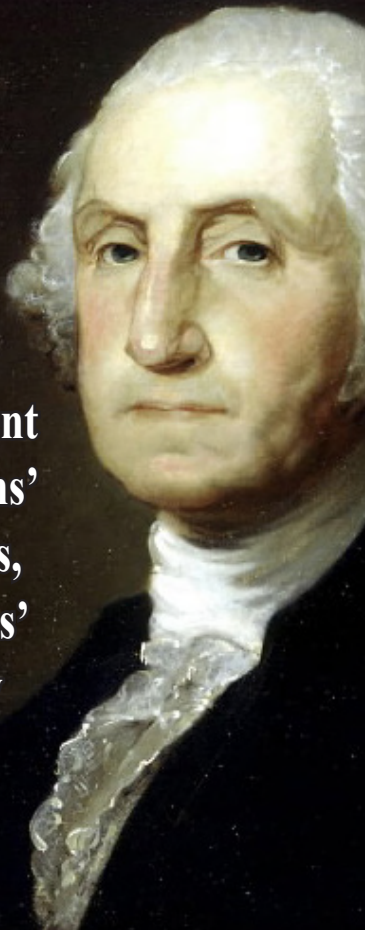
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"When government takes away citizens' right to bear arms, it becomes citizens' duty to take away government's right to govern."

- George Washington



Gail Byrley
540-2249



4566 Lake Street
Lake Charles, LA 70605
Telephone (337) 478-3947



STATELY 5BR/3.5BA HOME IN TURNBERRY ROW Tree lined lot near golf course, master BR downstairs with newly remodeled bath, Two additional BR downstairs with Jack and Jill bath; two BR, 1BA upstairs; large family room, plus living room with FP, 2 car garage plus golf cart bay; irrigation system, landscape lighting; \$495,000 MLS# 177234 (www.hfguide.com/639068)

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TO DETAIL YOU WOULD
EXPECT IN A HOME OF
THIS CALIBER.**

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Text or Call: (337) 419-3503

6209 HILL ROAD, LAKE CHARLES
#180471

Updated 3Bed/2Bath home in South Lake Charles! This home is situated in a quiet neighborhood on a beautiful corner lot. Updated within the last 3 years, this home features beautiful laminate wood flooring throughout (no carpet in this house), all updated windows, neutral paint colors, and beautiful kitchen with generous space. Outside you're sure to enjoy the many shade trees along w/ 7 mayhaw trees, 3 car detached carport, a lovely 20x34 covered back patio and awning, and shop/barn that makes for a lot of extra storage space. Other things to note: roof is 3 years old and the Central AC is 1 year old w/ 9 years of parts/labor warranty remaining. No flood insurance required (zone X). \$140,000
JOSH FOSTER (337) 419-3503



Text or Call: (337) 419-3503

414 E KRAUSE STREET, WESTLAKE
#180313

Enjoy the outdoors sitting on your deck in your backyard overlooking the bayou which leads to The Calcsieu River. This spacious 4 bedroom, 3 bath home is a must see. It features stainless steel appliances, new roof, deck on the bayou, 2 decks (patios) 1 is covered, 2 fireplaces (living and bedroom), fenced backyard and much more. It is in flood zone AE, but was recently elevated 5 feet. Flood insurance is less than \$500 annually. Call your realtor today for your showing. \$297,000
JOSH FOSTER (337) 419-3503



Text or Call: (337) 356-2346

182 WILLIS TRAVIS ROAD, MERRYVILLE
#178927

SPACIOUS 3 bedroom home with 2.5 baths and an office on +/- 10 acres. The master bath is over-sized with a large soaker tub and stand up shower. This home has plenty of storage with a pantry, walk-in master closet, and large hall closet. Sit and relax on the large covered deck. Call TODAY to schedule your showing. \$229,000

AHSLEY NUSS

(337) 356-2346



Text or Call: (337) 853-2063

2027 COMBRE STREET, LAKE CHARLES
#178927

Large 4 bedroom 3 bath home located in central Lake Charles near all the shopping centers. Call your realtor today. \$120,000

KRYSTLE LOUNSBERRY

(337) 853-2063



Text or Call: (337) 884-4843

6109 MYRTLE BAY DRIVE, LAKE CHARLES
#177710

Exquisite French Country home featuring impeccable quality, stylish design, & many upgrades is what you find in this beautiful home. Breathtaking high ceilings, brick archway into dining area, upscale granite countertops, and plantation style shutter blinds. This open concept home caters to buyers that love to entertain or space to stretch out in. Custom kitchen cabinets offer both built in lower & upper cabinet lighting with copper style mesh fronts to give them an elegant finish that gently flows into the stylish crown molding. The back patio opens off the kitchen dining area to a tasteful iron fenced backyard. This home is situated in the extraordinary Graywood Community which allows residents to enjoy private clubhouse, swimming pools, fitness centers, tennis courts, nationally ranked golf course, and more. \$419,000
JOSH FOSTER (337) 884-4843



Text or Call: (337) 375-5748

1012 MICHELLE DRIVE, SULPHUR
#177629

Step into this Beautiful Home that over fills with LUXURY. When entering you will notice all details. Triple crown molding with high ceiling and doors, Open floorplan from kitchen to living area, Granite Countertops, Gorgeous Island that is Great for Entertaining, Large Walk-In Pantry, Custom Cabinetry throughout, Wood Tile Flooring. The Mud Room has a Built-In desk. The Master Suite/ Master Bath has separate Tub and Shower, Dual Vanity Sinks with Spacious Closet. All this is located in PRISTINE SUBDIVISION that is near all amenities! \$269,900

TONYA FARRIS

(337) 375-5748



Text or Call: (337) 396-2909

291 TANGLEWOOD LP LOOP, DERIDDER
#177498

This home is excellent for a large family!!! With a little bit of bright paint, you could make this home your summer oasis! The home features a very large den with a beautiful fireplace surrounded by built-ins. In addition to the 3 bedrooms, there is an extraordinary large bonus room that could be a potential 4th bedroom as well as a large in door storage room. Outside the home features a spacious landscaped yard with plenty of room for little ones to run! BONUS!!!! Just off the back of the den is a gorgeous view of a tranquil in-ground pool and a covered patio that is great for entertaining! The home also comes equipped with a Generac generator for your security during storm season! Call an agent today to schedule a showing! \$199,000
MEGAN MORRIS (337) 396-2909



Text or Call: (337) 396-1544

124 GLEN OAKS DRIVE, FLORIEN
#177474

A price on priceless is what depicts this home with its 4 stunningly conceived bedrooms and 2-full / 2-half baths, heightened ceilings throughout, windows that invite the unparalleled views of the lake into the home, a terrace overflowing with lush foliage, a plethora of paved outdoor entertainment space, a striking crystal blue 26x36 infinity pool overlooking Toledo Bend lake, an expansive 30x40 shop, and if your hobby is navigating lake waters, then you'll especially appreciate your private boat house equipped with a double boat lift. Built without compromise, your expectations will be exceeded as architectural and craftsmanship combined whispers success as it dynamically offers a 6 in. Post tension slab, foam insulation, luxury crown molding, irrigation system, bulk head and a great deal more. What makes it special is the feeling of elegance tempered with simplicity for this masterpiece. Call your realtor today!! \$689,900
COURTNEY THOMPSON (337) 396-1544



Text or Call: (337) 348-1789

729 N JOVITA ROAD, LAKE CHARLES
#177376

This 4BR/2BA home has over 2400 sq.ft of living area, sits on a beautiful .5 ac lot complete with an outdoor kitchen and office. Beautiful landscaping with a separate sitting area outside with a large fireplace. It features a split floor plan with spacious rooms and ample closet space. The kitchen features upgraded cabinetry, a pantry with pull out drawers and a nice sized breakfast area with beautiful bay window. This home is a MUST SEE and will not last long. \$330,000
CANDICE HODGES (337) 348-1789



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430 CLARKS LANDING ROAD, DERIDDER
#177283

Looking for paradise? You found it! This 754 sq. ft. REAL log cabin is situated on a gorgeous, secluded, waterfront lot on Bundick lake. Lot features over 400 feet of water frontage and cabin is authentic real log construction complete with vaulted ceiling and stone fireplace. Perfect getaway paradise! Comes fully furnished and ready to enjoy! All plumbing was updated in 2018. \$99,000

JOSH FOSTER

(337) 884-4843



Text or Call: (337) 396-2909

499 FIRST PENTECOSTAL CHURCH ROAD, LONGVILLE
#177253

This immaculate home is a must see! This custom home features stained concrete floors, 10' ceilings, custom tiled showers, large walk-in closets in both the master and guest bedrooms, a large pantry, and a gorgeous island with an eat at bar. The front of the home features an exquisite stone entryway with landscaping while the back boasts a large covered patio on a slab! The back yard is completely privacy fenced. It is equipped with a home security system and a bluetooth thermostat. Call a realtor today to schedule a showing!!! \$256,000

MEAGAN MOSES

(337) 396-2909



Text or Call: (337) 884-4843

360 ORANGE STREET, DEQUINCY
#176154

Renovated 3Bed/2 Bath home with over 2200 Sq.Ft. of living space that is situated on a 2 acre lot, outside city limits, just minutes from town. Complete with original hardwood floors, open concept kitchen with granite and subway tile backsplash, comfortable bedrooms, and large den that would make a great living room or game room. Other features include: new roof, upgraded electrical panel, neutral paint colors inside and out, nice large trees and spacious yard. New Mechanical Sewer System installed. Flood zone X means no flood insurance required. \$189,900.

JOSH FOSTER

(337) 884-4843



Text or Call: (337) 884-4843

393 PEACH STREET, DEQUINCY
#176106

Comfortable well built brick home situated on a corner lot in a nice and quiet neighborhood. This home offers 2 car garage and a 3bed/2bath floor plan. The backyard is a private oasis to enjoy the shade of beautiful trees and blooms from the flower beds. Roof was replaced approximately 8 years ago. Located in Flood Zone X. \$169,000

JOSH FOSTER

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315 FIEDLING WILLIAMS ROAD, SINGER
#176104

14 beautiful acres in the country with a 3Bed/2Bath double-wide mobile home that features a rustic wood & farm feel. This property has a nice amount of cleared acreage with wooded acreage in the back. The tract of land is over 2640 ft deep! Looking for country living? Look no further! \$185,000

JOSH FOSTER

(337) 884-4843



Text or Call: (337) 499-4502

367 MAGNOLIA CHURCH ROAD, RAGLEY
#175738

This beautiful, like new, 4/2 bath home was designed with outdoor entertaining in mind. It sits on .60 acres in Magnolia Ridge Subdivision. The carefully and regularly maintained landscaping features an underground lawn sprinkler system. Featuring a large back patio with beautifully stained bead board ceiling and built in surround sound system which makes this a great home for those family gatherings, crawfish boils and BBQ's. Home features an open floor plan with granite throughout. The master bath features double vanities, large walk in shower, jacuzzi tub and large walk in closet with built ins. Other features include a large walk in pantry, utility room, and stainless steel appliances. Don't let this one get away. It will not last long! Priced low and priced firm. Bring your best offers. Call today to schedule your showing. \$254,000

JESSICA FISHER

(337) 499-4502



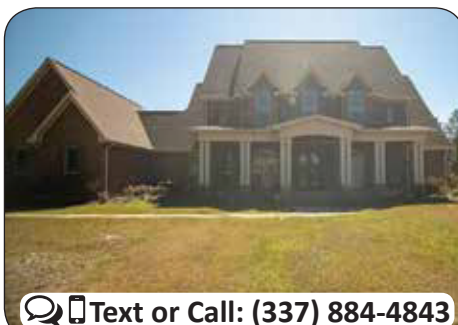
Text or Call: (337) 499-4502

1015 OAK PARK ROAD, DERIDDER
#175670

Cozy 3bedroom brick home situated on 4 lots at the end of a dead end street. This home has been remodeled and is ready for you to call it home. Complete with a large fenced backyard and concrete carport. Schedule your showing today! \$127,500

JOSH FOSTER

(337) 884-4843



Text or Call: (337) 884-4843

351 FIELDING WILLIAMS ROAD, SINGER
#173378

32 acre farm, complete with ponds, barn, workshop, and guest cottage. 4 bedrooms, 5 baths, custom kitchen, a keeping room w/patio off the kit. for guest, formal dining room, and great room with 20ft ceilings. Every room has great views and large windows to allow in natural light. Kit. of this home features custom cabinetry, double kitchen islands, commercial grade appliances, and walk-in pantry. Every bedroom has a private bathroom, and upstairs you'll enjoy a game and movie room with its own kitchenette for snacks. Large porches, 3 car garage, sep. mud room entrance for days when working on the farm, as well as the full length concrete driveway and the adjacent 2bed/1bath renovated guest cottage. Property is fenced and cross fenced. \$885,000.

JOSH FOSTER

(337) 884-4843



Text or Call: (337) 884-4843

104 CAROLINE STREET, DEQUINCY
#173256

Nice brick home that has a spacious floor plan, large bedrooms, updated neutral paint colors, recent updates throughout, large room that could be used as 4th bedroom. Dining room and breakfast off of the kitchen. Outside you'll enjoy the covered back patio, storage shed, and a nice metal workshop. Located in flood zone X (no flood insurance required). \$189,000.

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<p>LUCILLE MUSGROVE ROAD DEQUINCY #180399</p> <p>8 acres located in rural Beauregard parish between Ragley and DeQuincy just minutes off Hwy 12. This property is secluded w/ lots of trees and fresh air! Property is in flood zone X and AE. Contact your Realtor for more details!</p> <p>\$34,000</p> <p>JOSH FOSTER (337) 884-4843</p>	<p>HWY 389 NONE DEQUINCY #179284</p> <p>8.2 acres on Hwy 389 just outside of DeQuincy City Limits. This tract has larger pine timber throughout the property. Property is in flood zone AE. Seller does not have an elevation certificate</p> <p>\$36,000</p> <p>JOSH FOSTER (337) 884-4843</p>	<p>MYRTLE ROAD RAGLEY #179282</p> <p>Corner 0.419 acre lot on Myrtle Rd in Ragley, south of the overpass. Lot sits on corner of Hwy 171 and Myrtle Rd. Build a cozy new home here! This lot is part of the Gaytime Pines Subdivision. No flood insurance required.</p> <p>\$17,500</p> <p>JOSH FOSTER (337) 884-4843</p>	<p>14042 GRAND PRAIRIE LANE ROANOKE #177571</p> <p>Beautiful Lot located in Grand Prairie Estates. This lot already has the house pad and circular driveway its ready to Build on. The Seller has house plans for this lot, one is standard and the other is handicapped accessible. This lot also has underground electric and underground drainage system that is tied to the sewer system.</p> <p>\$40,000</p> <p>NICOLE MARICLE (208) 262-6952</p>
<p>216 BOCAGE ROAD RAGLEY #177537</p> <p>5 Acres in the new prime, restricted, Bocage Farms Subdivision! This property has a 7200 sqft house dirt pad and 1200 sqft shop dirt pad that is ready for construction. Complete with a pond, this property is ready for your dream home! Located in S. Beauregard School Dist and situated in Flood Zone X (no flood ins. required).</p> <p>\$119,000</p> <p>JOSH FOSTER (337) 884-4843</p>	<p>REA ROAD DERIDDER #177489</p> <p>Have you been searching for land in the South Beauregard school district? This property is not located in a flood zone and does allow mobile homes!! Three, five and ten acre tracts are available. Call your realtor today for all the details!!</p> <p>\$47,000</p> <p>COURTNEY THOMPSON (337) 396-1544</p>	<p>REA ROAD DERIDDER #177488</p> <p>Have you been searching for land in the South Beauregard school district? This property is not located in a flood zone and does allow mobile homes!! Three, five and ten acre tracts are available. Call your realtor today for all the details!!</p> <p>\$40,500</p> <p>COURTNEY THOMPSON (337) 396-1544</p>	<p>N BEARHEAD ROAD SINGER #177416</p> <p>48 acres of pine timber situated on the corner of N. Bearhead Rd with road frontage on 2 sides! This property has tons of potential for hunting and recreation or a homesite and farm; the possibilities are endless!</p> <p>\$181,538</p> <p>JOSH FOSTER (337) 884-4843</p>
<p>593 KERNEY COOLEY ROAD SINGER #177408</p> <p>224 Acres of peace and quiet awaits you! This property is an old homestead with several adjoining parcels that make up a total 224 acres just off N. Bearhead Rd. in Singer, LA. The property has fruit trees, large oaks and hardwoods, some cleared acreage w/ fence, but most acreage is cutover. This place would be ideal for deer hunting and recreation. There is an old home on the property along w/ storage sheds. The house is in need of repair and is given no value. Please Note: the seller will not subdivide into smaller tracts. Shown by appointment.</p> <p>\$635,000</p> <p>JOSH FOSTER (337) 884-4843</p>	<p>HWY 171 HIGHWAY RAGLEY #177258</p> <p>Over 8 acres in the South Beauregard School District with Hwy Frontage on Hwy 171 and just minutes from Moss Bluff</p> <p>\$110,000</p> <p>JOSH FOSTER (337) 884-4843</p>	<p>HWY 171 HIGHWAY RAGLEY #177257</p> <p>Over 8 acres with Hwy 171 Frontage in the South Beauregard School District and just minutes from Moss Bluff</p> <p>\$110,000</p> <p>JOSH FOSTER (337) 884-4843</p>	<p>JIM JOHNSON CUTOFF ROAD VINTON #175853</p> <p>1.38 acres of property located just outside of Vinton, LA. Property is approximately 75% cleared and ready for your home. Municipal water is available. No known restrictions.</p> <p>\$23,000</p> <p>JOSH FOSTER (337) 884-4843</p>
<p>TBD MARCANTEL ROAD DEQUINCY #175774</p> <p>30+ acres located south of DeQuincy, just minutes north of Sulphur, in a growing rural area. Perfect for your dream home or future development. This property is mostly cleared with a good road that leads atop a hill that overlooks a large beautiful pond. A large dirt pad for a house or barn is also on the property. Additional acreage can be purchased on the north side of the property.</p> <p>\$301,600</p> <p>JOSH FOSTER (337) 884-4843</p>	<p>E PRIEN LAKE ROAD LAKE CHARLES #174554</p> <p>22 acres of vacant land with 330' fronting East Prien Lake Rd, east of Hwy 14. Great location near shopping restaurants and hotels. Ready to be developed. Property is situated partially in flood zone AE, partially flood zone X. See Attached Survey. All measurements are more or less.</p> <p>\$1,200,000</p> <p>JESSICA FISHER (337) 499-4502</p>	<p>TBD 113 HIGHWAY REEVES #1744966</p> <p>This is a Great Location to Build a home on 10 Acres or make pasture land. This land is located 1.5 miles North of Reeves. It has 330' of Hwy Frontage.</p> <p>\$59,900</p> <p>NICHOLE MARICLE (337) 884-4843</p>	<p>TBD 113 HIGHWAY REEVES #174494</p> <p>This is a Great Location to Build a home on 10 Acres or make pasture land. This land is located 1.5 miles North of Reeves. It has 330' of Hwy Frontage.</p> <p>\$59,900</p> <p>NICHOLE MARICLE (337) 884-4843</p>
<p>TBD 113 HIGHWAY REEVES #173180</p> <p>This is a Great location to Build a home on 10 Acres or make pasture land. This property is located 1.5 miles North of Reeves. There is 330' of Highway Frontage..</p> <p>\$59,900</p> <p>NICHOLE MARICLE (337) 884-4843</p>	<p>TBD 113 HIGHWAY REEVES #173177</p> <p>This is a Great location to Build a home on 10 Acres or make pasture land. This property is located 1.5 miles North of Reeves. There is 330' of Highway Frontage..</p> <p>\$59,900</p> <p>NICHOLE MARICLE (337) 884-4843</p>	<p>HWY 27 HIGHWAY DEQUINCY #171929</p> <p>PRIME COMMERCIAL PROPERTY! Located in a high traffic area near the intersection of Hwy 27 and Hwy 12 in DeQuincy. This property is surrounded by thriving commercial neighbors and is ready to serve your commercial needs. Property is served by city utilities (including city sewer).</p> <p>\$250,000</p> <p>JOSH FOSTER (337) 884-4843</p>	<p>HWY 190 HIGHWAY W DERIDDER #171857</p> <p>14,345 acres outside of city limits. Land has 3 accesses: one from HWY 190 and 2 from Blankenship. It is close to the Airport and the Country Club Golf course.</p> <p>\$155,000</p> <p>LENA KOEHN (337) 853-6941</p>
<p>HOFFPAUR ROAD RAGLEY #170536</p> <p>7 Acre tract of vacant land located just off Hwy 171 (south of the overpass) in the prime area of S. Beauregard! This property has ample road frontage and ready to be your new homesite!</p> <p>\$84,000</p> <p>JOSH FOSTER (337) 884-4843</p>	<p>HOFFPAUR ROAD RAGLEY #170535</p> <p>8 Acre tract of vacant land just off Hwy 171 (South of Overpass) in the prime area of S. Beauregard! High and dry in Flood zone X=No Flood Insurance! Approx 1-2 acres of this property has been cleared w/ stumps removed and has electric pole/meter in place for your homesite. Property also features a nice driveway entrance to provide privacy from the main road. Nice small pond located on the north side of the property.</p> <p>\$116,000</p> <p>JOSH FOSTER (337) 884-4843</p>	<p>TBD GRANDVIEW COURT MANY #170031</p> <p>Choose between 32 Lots to Build your Vacation Home on Beautiful Toledo Bend, with Water view.</p> <p>\$13,500</p> <p>NICHOLE MARICLE (337) 884-4843</p>	<p>TBD GRANDVIEW COURT MANY #170030</p> <p>Choose between 32 Lots to Build your Vacation Home on Beautiful Toledo Bend, with Water view.</p> <p>\$19,900</p> <p>NICHOLE MARICLE (337) 884-4843</p>
<p>TBD GRANDVIEW COURT MANY #170029</p> <p>Choose between 32 Lots to Build your Vacation Home on Beautiful Toledo Bend, with Water view.</p> <p>\$22,500</p> <p>NICHOLE MARICLE (337) 884-4843</p>	<p>TBD GRANDVIEW COURT MANY #170028</p> <p>Choose between 32 Lots to Build your Vacation Home on Beautiful Toledo Bend, with Water view.</p> <p>\$34,900</p> <p>NICHOLE MARICLE (337) 884-4843</p>	<p>TBD GRANDVIEW COURT MANY #170027</p> <p>Choose between 32 Lots to Build your Vacation Home on Beautiful Toledo Bend, with Water view.</p> <p>\$34,900</p> <p>NICHOLE MARICLE (337) 884-4843</p>	<p>TBD GRANDVIEW COURT MANY #170026</p> <p>Choose between 32 Lots to Build your Vacation Home on Beautiful Toledo Bend, with Water view.</p> <p>\$20,000</p> <p>NICHOLE MARICLE (337) 884-4843</p>



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TBD GRANDVIEW COURT MANY #169986 Choose between 32 Lots to Build your Vacation Home on Beautiful Toledo Bend, with Water view. \$23,000 NICHOLE MARICLE (337) 884-4843	TBD GRANDVIEW COURT MANY #169984 Choose between 32 Lots to Build your Vacation Home on Beautiful Toledo Bend, with Water view. \$20,000 NICHOLE MARICLE (337) 884-4843	TBD GRANDVIEW COURT MANY #169873 Choose between 32 Lots to Build your Vacation Home on Beautiful Toledo Bend, with Water view. \$40,000 NICHOLE MARICLE (337) 884-4843	TBD O'KELLY ROAD LONGVILLE #169245 This is the land you've been looking for!!! 10 +/- acres of UNRESTRICTED land in the SOUTH BEAUREGARD school district!!! This land is cleared with a pond and home site ready. Call your agent today to set up a showing! \$99,900 MEGAN MOSES (337) 396-2909



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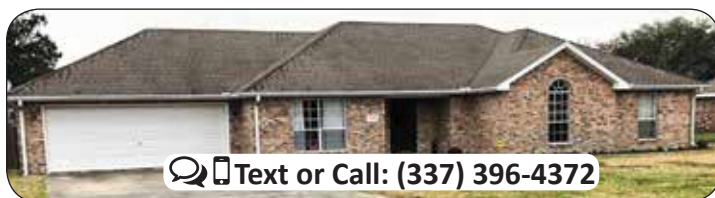


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129 W CROCKER STREET, SULPHUR
#173245

Charming 3 bedroom brick home that features an open living and kitchen area. It offers ceramic tile floors, spacious kitchen with numerous cabinets, great counter area and appliances, large utility that opens to a covered concrete patio, workshop and beautiful tree shaded fenced lot. Double concrete drive for extra parking, freshly painted. Conveniently located. Located in Flood Zone X. \$148,500
JOSH FOSTER

(337) 884-4843



Text or Call: (337) 396-4372

5726 SPRUCE STREET, LAKE CHARLES
#172066

This beautiful home is in Pristine location in the most desired area, Barbie School dist. this 3 bed two bath is located on .37 Acres. Hard wood floors through out the house, which gives it a unique look, Large living area, Formal Dining area, open concept kitchen, this home is a must see with 12 x 24 feet in-ground salt water swimming pool with 27 ml liner. Fenced in back yard. A must see, call your Realtor today for private viewing. \$259,900
MK DOKWAL

(337) 396-4372



Text or Call: (337) 884-4843

3767 RUTH ROAD, SULPHUR
#172040

3Bed, 2bath shotgun style home situated on 4 rural lots that total 4 acres. This home and land is located in a nice area north of Sulphur, LA on a quiet street. The property is fenced and crossed fenced. House needs some work and is being sold "as is" with no repairs being made by seller. May not qualify for VA, FHA, or Rural Dev. financing. Seller will not separate individual lots. \$135,000.
JOSH FOSTER

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2187 458 HIGHWAY, SULPHUR
#170089

Beautiful Country home that sits at the top of a hill on 4 Acres. This home is a 3 Bedroom 2 Bath with open Floor plan and Vaulted Ceilings. The Kitchen has Beautiful Black Granite Counter Tops. There is a 3 Stall barn with Tack room, an Equipment Shed with 3 bays. There is a 2 car garage that is detached from house all 3 of these have power to them. \$199,000
NICHOLE MARICLE

(337) 884-4843



Text or Call: (337) 356-2346

1809 N MICHAEL SQUARE, LAKE CHARLES
#168024

This amazing ready to move in family home is in a wonderful neighborhood that is only minutes from everything. This home has an open dining room and an eat in kitchen. CALL TODAY for your showing! \$237,000.
ASHLEY NUSS

(337) 356-2346



Brad LaComb
Attorney At Law / Owner



Tiffany Bourque Ashley
Attorney At Law



Lisa Daigle
Sr. Escrow Officer and
Post Closing Specialist



Meredith Neeley
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LAKE CHARLES



1227 8TH STREET - \$174,900

GARDEN DISTRICT CHARMER with income producing garage apartment situated on a generous double lot. This 2 bed/2 bath home has 2 living areas and is in move in ready condition, with fresh paint and low maintenance porcelain tiles through out. The most stunning indoor features are the sitting room adjacent to the master bedroom with multi level wood ceiling that would make a fantastic home gym, office or nursery and the dramatic soaring cathedral ceiling in the spa-style master bath complete with oversized jacuzzi tub and separate shower. The third bedroom and bath are located in the apartment over detached garage that is currently leased for \$550/mo. www.hfguide.com/587775

LAKE CHARLES



4407 LAKE CREST DR - \$267,020

THIS STUNNING HOME HAS tons of upgrades, including an outdoor kitchen, fenced yard, vaulted ceilings, wood floors, 3cm slab granite with under mount sinks, tile shower, landscaping, custom mill work, all wood designer cabinets, custom vent hood, built in ice machine and SS appliances. The interior decorator selected a dramatic cabinet finish that is a fascinating contrast to the neutral harlequin patterned backsplash. Features a butlers pantry complete with built ins that is large enough to be used as a home office, as well as floor to ceiling built ins flanking the fireplace. Located in The Lakes at Morganfield, a beautiful community with lush landscaped entrance, walking paths, 2 lakes, sidewalks, street lamps and a community pool. www.hfguide.com/636771

SULPHUR



5112 BISCOTTI DRIVE - \$429,000

SPECTACULAR EXECUTIVE home on full acre lot in Carlyss with custom designed pool and indoor/outdoor entertainment package just in time for summer!!!! This massive home was custom built by local builder and has all the upgrades imaginable. Tons of solid wood custom built-ins throughout, professionally selected color palette, a generously sized living room with soaring cathedral ceilings and graceful turned staircase with powder coated, wrought iron railings. This 4-bedroom, 4 full bath home also has an office with private entrance, mud room, large covered patio with separate entrance to bathroom, exterior storage, laundry shoot with 4 stations and an upstairs game room. www.hfguide.com/646604

LAKE CHARLES



1380 W CAL CAM LINE RD - \$749,000

57.9 ACRES ON THE BORDER of Calcasieu & Cameron Parish. Currently maintained as horse farm, has multiple fenced pastures, 4 barns and 4 paddock shelters. All structures being sold "as is", value not being considered in asking price. Many possibilities including family residence, recreational getaway, development, agriculture, livestock or continue as horse farm. Property is less than 15 minutes From Lake Charles. The back side of property is wooded w/some wetlands & pond. Utilities currently on property are, cable internet, electricity, well-water and septic. Seller reserves 50% mineral rights. May be divided in 1/2 & sold as 2 smaller parcels roughly 29 acres each. Motivated seller, negotiable on price. Owner finance available. www.hfguide.com/592079

IOWA



4987 CHAPEL WOOD DR - \$217,000

GREAT 4 BEDROOM, 2 BATH open floor plan with formal dining, granite topped island and breakfast area in Highland Hills neighborhood. New construction home is complete and ready for move in! Light neutral colors, tons of natural light, granite, all wood cabinets, separate soaker tub and shower with dual vanities in master bath. Bell City School district and area qualifies for 100% RD financing. Home is not in a flood zone. www.hfguide.com/636769

LAKE CHARLES



7554 BULT ROAD - \$179,900

MODEST COUNTRY HOUSE on just shy of an acre of land. The home features a large mud room and a spacious covered wood deck looking out over the serene fenced in land. This remodeled property has been well loved, maintained, and updated included a new metal roof, replaced AC capacitor, closet organization systems, interior wall texturing, new hard flooring in bonus areas, and fresh paint throughout. Just outside city limits; qualifies for R&D financing. MLS# 177755.

WESTLAKE



352 ANN TERRACE AVE - \$210,000

NEW DEVELOPMENT IN WESTLAKE near Pinderosa Park and The National Golf Course of Louisiana. Jane Ava Estates offers a secluded neighborhood setting and low maintenance homes with large backyards! This home is a 3 bed/2 bath in the tree lined cul-de-sac. Custom cabinets and granite throughout, still time to some colors! www.hfguide.com/574616

IOWA



5774 HIGHLAND HILLS BLVD - \$219,900

NEW CONSTRUCTION 3 BED 2 bath home located in Highland Hills subdivision. This home has over the top amenities including a tile shower and high end appliances, and Large walk in closet. Schedule your showing today! www.hfguide.com/559509

LAKE CHARLES



513 FONTENOT ROAD - \$45,000

HOME DEEMED UNSAFE TO enter, great bones for a project house or tear it down and build your new home on this beautiful lot. Home given no value, Flood Zone X. www.hfguide.com/651969

SULPHUR



117 SUMMERWOOD DR - \$174,900

ADORABLE MAPLEWOOD HOME located in the heart of Sulphur, close to everything! Great curb appeal, large fenced backyard, cathedral ceilings in master & living room, great floor plan and a new roof! www.hfguide.com/607321

UNDER CONTRACT

LAKE CHARLES



606 18TH STREET - \$89,900


GREAT INVESTMENT PROPERTY or first time home buyer. Great floor plan, central location. Property is currently rented for \$1,100 a month. 24 hour notice for showings. www.hfguide.com/647906

WESTLAKE



ANN TERRACE AVENUE - \$180,000

PERFECT OPPORTUNITY FOR builder. Developer is selling a package of 4 lots in Jane Ava Estates. Lots are ready to build, not in flood zone, infrastructure in place. Additional 4 lot package available with this purchase. www.hfguide.com/606451



NIKKI WOODCOCK
BROKER
337-842-2269



DAMON WOODCOCK
OWNER
337-515-3611



GAGE WOODCOCK
REALTOR
337-499-6187



LAUREN HOODENPYLE
REALTOR
270-519-5815



3804 YORKSHIRE DRIVE - \$539,900
NEW SOUTH LAKE CHARLES listing in the Geddings! Classic style prevails through this magnificent 5 bedroom, 4.5 bath home with over 3,600 sq ft living. Gorgeous entry opens to spacious living room and formal dining. Like to cook? You will be delighted with the true gourmet kitchen nestled between the keeping room and breakfast area. If you prefer to entertain outdoors, the generous covered patio will give your guests a fantastic view of the four waterfalls flowing into the custom pool surrounded by lush landscaping and giant water slide. www.hfguide.com/604111



WATERSIDE DR - STARTING AT \$81,900
PRESTIGIOUS WATERSIDE II is now offering acre-plus estate lots in the waterfront community that puts life back into lifestyle! The gently curved landscaped streets with vintage lamp posts and wide walking paths of Waterside phase I will continue into phase II with a new common area that will allow access to the lake. Walking paths will be extended in the future to join the MorganField Trace trail system providing miles of pathways to explore. www.hfguide.com/546319



WATERSIDE DRIVE - \$89,900
Incredible price on waterfront lot in Waterside II! Waterside is a fantastic Morganfield community with acre lots near new city golf course. Neighborhood has wide curving sidewalks, Orleans style street lamps, lush landscaping and a community stocked lake! This lot is surrounded by new construction and is a steal as waterfront lots in adjacent Waterside II are \$125,000-\$150,000! MLS# 171871



E HWY 14 HIGHWAY/ EARL DAUGHENBAUGH RD. - \$74,900
1.5 acre Property is fully fenced, has no restrictions. MLS# 171614 Directions: From McNeese St. S on Hwy14, turn E onto Hwy14, Approx 5 miles property is at SW corner Hwy 14 & Earl Daughenbaugh Rd.

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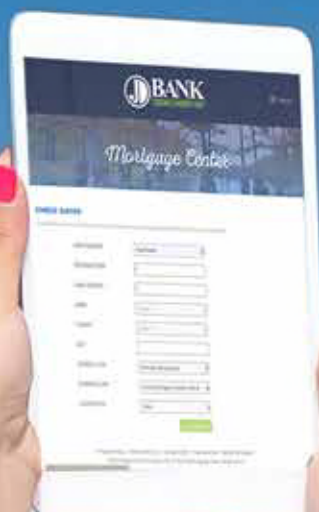


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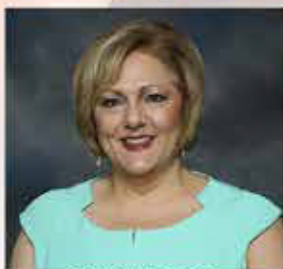
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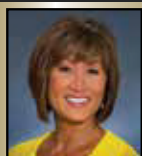
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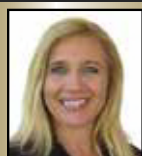
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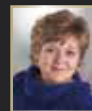
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IOWA

NEW LISTING!



4BR/2BA NEW CONSTRUCTION home featuring high ceilings & stacked molding. Open kitchen w/island, granite counters, upgraded stove w/pot filler, etc. Panoramic views of the covered patio & backyard. Master suite features a spa-like bath w/ separate sinks, soaking tub, and shower. MLS#180608 \$267,000 www.hfguide.com/656084

IOWA

NEW LISTING!



NEW 3BR/2BA w/detailed trim work & high ceilings. Split floor plan featuring a huge master suite w/spa-like bathroom, 2 sinks, and an oversized closet. The open floor plan is great for entertaining inside or outside on the covered patio. Roof above garage will be a hip roof. MLS#180573 \$247,000 www.hfguide.com/655766

LAKE CHARLES

NEW LISTING!



VERY CHARMING 2 BR / 2 BA cottage in a great location w/ nice curb appeal landscaping. Easy access to all amenities; all appliances remain with the home. Large & inviting covered patio overlooking the beautiful fenced backyard with a large storage shop. MLS#180576 \$165,000 www.hfguide.com/602817

MOSS BLUFF

NEW LISTING!



GREAT 4BR/2BA starter home in an established neighborhood! Home is well-kept & move in ready! Featuring split floor plan, oversized master suite w/large walk-in closet, separate shower & tub, and double vanities. Kitchen has granite counters & stainless appliances. MLS#180544 \$217,000 www.hfguide.com/610556

IOWA

NEW LISTING!



THIS 4BR/2BA HOME has everything you will need! Open kitchen w/upgraded gas stove & pot filler, oversized island w/ double edged granite, and custom backsplash. Computer nook. Giant master suite has an oversized spa-like bath w/walk-in closet & access to laundry area. MLS#180536 \$266,000 www.hfguide.com/602672

IOWA

NEW LISTING!



SPACIOUS 4BR/2BA home! The open floor plan features high ceilings w/stacked molding, island w/double edged marble, upgraded gas stove w/pot filler, walk-in pantry, oversized master suite, bath w/separate shower, tub, and 2 sinks. Enjoy the giant porch for entertaining. MLS#180539 \$251,000 www.hfguide.com/599038

IOWA

NEW LISTING!



BEAUTIFUL 3BR/2BA home w/an open floor plan, stacked molding, custom cabinets w/double edged granite, and custom backsplash. The master suite has a spa like bathroom w/separate soaking tub/shower and a walk-in closet w/ built-ins. Plenty of room to build a shop! MLS#180540 \$205,000 www.hfguide.com/594011

IOWA

NEW LISTING!



2 YR OLD 3BR/2BA Manuel Builder all electric home located in Highland Hills Sub. Bright, sleek kitchen design w/nickle faucet & hardware. Center island, 3 cm granite counters, & white cabinetry. High ceilings in living area w/beautiful wood beam. Fenced yard & covered porch. MLS#180466 \$195,000 www.hfguide.com/654640

WESTLAKE

NEW LISTING!



COUNTRY LIVING on over an acre. Rustic Farmhouse with 3BR/2.5BA, large bedrooms with walk-in closets. Plenty of storage and a covered carport area with a large workshop. MLS#180459 \$165,900 www.hfguide.com/654608

MOSS BLUFF

NEW LISTING!



LIGHT COMMERCIAL LOT on Parish Rd just North of Sam Houston Jones Pkwy. Lots of potential! MLS#180431 \$146,000 www.hfguide.com/653959

MOSS BLUFF

NEW LISTING!



SPACIOUS 4BR/2.5BA home w/ open floor plan, 10ft ceilings, lots of kitchen cabinets, granite counters, large island in kitchen, stainless appliances, and wood & ceramic floors. Master bath has soaker tub, separate shower, and his & hers walk-in closets. MLS#180385 \$319,500 www.hfguide.com/653342

LAKE CHARLES

NEW LISTING!



CENTRALLY LOCATED lot in South Lake Charles. City water, city sewer. Close to shopping and interstate. MLS#180477 \$45,000 www.hfguide.com/561419

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LAKE CHARLES

NEW LISTING!



ACROSS FROM PRIEN LAKE PARK, this 3BR/2BA home has an open concept living, nice dining area attached to galley kitchen, mudroom off carport, large laundry, new roof 2019, new paint, new windows, new doors, floors, and landscaped. Lots of updates inside & out. MLS#180396 \$295,000 www.hfguide.com/653413

VINTON

NEW LISTING!



3BR/2BA HOME that has been beautifully renovated, conveniently located, and sits on 2.5 lots. Large bedrooms as well as a large living room, dining, and kitchen. New stainless appliances, large shop, and located in Flood Zone X (no flood insurance required). MLS#180388 \$179,000 www.hfguide.com/653305

LAKE CHARLES

NEW LISTING!



2008 DEER VALLEY double wide mobile home 32x60. 3BR/2BA situated on a half acre lot in South Lake Charles. Fenced-in backyard, and shop with electricity. MLS#180329 \$125,000 www.hfguide.com/652543

SULPHUR

NEW LISTING!



GREAT LOCATION! Large 60 acres tract zoned Agricultural; excellent for many uses. Business, subdivision, apartments, etc. Mineral & timber rights are reserved by the seller. Sale will be part of a 1031 Exchange. Drive by to see if it fits your needs for a great investment. MLS#180314 \$420,000 www.hfguide.com/651721

LAKE CHARLES

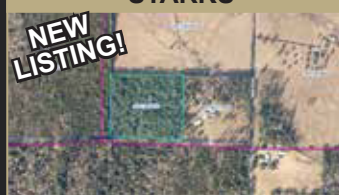
NEW LISTING!



RENOVATED 3BR/2BA home w/ split floor plan, new laminate floors, tiles in bath, 2 new French doors w/ view of LG backyard from kitchen & living, formal dining, spacious master w/walk-in closet, soaker tub, shower, DBL sink, 2 car w/new electric garage. Close proximity to amenities. MLS#180302 \$207,000 www.hfguide.com/651218

STARKS

NEW LISTING!



10 ACRES IN STARKS on the North side of the Calcasieu/Beauregard parish line. Property was purchased as timber property but has young timber. Mobile homes & barndominiums allowed; no restrictions (buyer to verify). This piece of country heaven could be a great place to build on. MLS#179293 \$65,000 www.hfguide.com/651145

CARLYSS

NEW LISTING!



2YR OLD 3BR/2BA Manuel Builders home w/an open concept. Privacy fenced yard, close to the new Rousses grocery store, retail shops & local industries. Excellent opportunity for home ownership in Sulphur! MLS#179259 \$195,000 www.hfguide.com/650700

RAGLEY

NEW LISTING!



3BR/2BA 2018 CLAYTON mobile home on large corner lot w/ shady tree. Split floor plan w/ master bedroom located off the kitchen/dining. Living w/built-in entertainment center features. Kitchen has sleek black appliances, and space to eat at the kitchen island. MLS#179085 \$95,000 www.hfguide.com/648298

SULPHUR

NEW LISTING!



A HOME WITH EVERYTHING! Completely updated w/new flooring, paint, light fixtures, and roof. This 3BR/2BA home has oversized bedrooms, large master bath, 3 closets in master. Den features a fireplace, open kitchen, and bonus room that could be sunroom/study. 35x30 shop MLS#180650 \$195,000 www.hfguide.com/657444

MOSS BLUFF

NEW LISTING!



THIS LARGE 3BR/2.5BA cottage style home offers 2,285 sqft living w/ bonus room & 2 living areas. Nestled on top of a 1.15 acre lot, this home offers country living in the midst of town. MLS#180462 \$239,900 www.hfguide.com/654624

LAKE CHARLES

NEW LISTING!



NICELY UPDATED 3BR/2BA cottage ready for new ownership. Featuring split floor plan, fresh paint & new flooring. Large kitchen & oversized dining room, great for entertaining. Master bath offers a soaker tub w/separate tub. MLS#179234 \$139,900 www.hfguide.com/650680

LAKE CHARLES

NEW LISTING!



IMMACULATE 4BR/2BA HOME in Lakes at Morganfield with waterfront view of the pond! Fenced gate with access to the walking path & community pond. MLS#178820 \$299,900 www.hfguide.com/646089

Visit www.century21bono.com to see all listings

LAKE CHARLES

NEW LISTING!



Contemporary modern 3,500 sqft smart home on almost half an acre w/in a mile of LC Country Club. 4 bedrooms & 3 1/2 bathrooms. This ultra-stylish home opens to a grand living room w/ porcelain surround gas fireplace & open dining space w/14 ft ceilings. Chefs kitchen w/Delta & Moen faucets, under mount sink, 5x9 quartz island w/pop up charging station, stainless professional grade appliances, under cabinet LED lighting, spice racks & more. Large bathrooms w/double sinks, spacious bedrooms w/walk-in closets & the master bedroom en-suite w/custom shower, tv mount, quartz counter, & walk-in closet. Network room w/built-in surge protector, custom mudroom/office, XL laundry room & storage. Oversized garage w/smart WiFi overhead doors. Smart WiFi thermostats, instant heat gas water heater, energy efficient low e windows, quick set smart key locks throughout. 40x16 patio deck equipped w/ water, gas, & solar lighting ready for outdoor kitchen. 30x16 custom workshop. Flood Zone X. MLS#180331 \$485,000 www.hfguide.com/652598

LAKE CHARLES

NEW PRICE



This beautiful 5 bedroom, 3.5 bath, family home comes with a combination of strength and style. Built on a 20 ft foundation of clay with tension cables to help with structure soundness. Home includes crown molding, tray ceilings, and wood burning fireplace. Numerous built-ins add to the appearance and comfort. Living, dining, and kitchen area are open for entertaining while bedrooms provide privacy. Two bedrooms on the upper floor are divided by a spacious gameroom and the 3rd full bath. All A/C units have been updated within the last 3 years. Two new water heaters. Gorgeous in-ground salt water pool with a soothing waterfall, adjacent to a covered outdoor kitchen equipped with refrigerator, sink, and stove top, calling for outdoor relaxation and fun. This home is located in a well-kept subdivision, near Barbe High School and includes many amenities. MLS#168166 \$462,000 www.hfguide.com/603867

LAKE CHARLES



Beautiful 3 bedroom 2 bath home sitting on 1 acre with 2 living areas. This home features a kitchen with breakfast area and snack bar, a large laundry room/pantry, and a formal dining room. The kitchen features recessed lighting, granite counter tops, wood cabinets (one wall of uppers have display doors), and beautiful corbels on the snack bar. The dining room features crown molding, and a large opening into the living room with a built-in China cabinet topped with fluted square columns. The living room features a unique barrel vault tray ceiling and recessed lighting. The living room leads into the large den which features exposed brick, a vaulted ceiling, and beautiful stained concrete floor. The master features crown molding and a tray ceiling in the bedroom, a built-in vanity in the bathroom, and a walk-in closet. Behind the home is a 12x24 shop, and a 2 bed 1 bath apartment. The apartment features an open floor plan and would be a great source for extra income. MLS#177241 \$464,900 www.hfguide.com/639107

IOWA



Step inside this beautiful custom 4,000 sq ft, 5 bedroom, 3.5 bath home in Iowa's restricted subdivision. This home sits on almost an acre, with lots of room for outside entertainment including an above ground pool & a large enclosed covered patio with access off of the grand master bedroom. The interior of this home features an enormous kitchen with an open living room, dining room concept. 2 bedrooms share a Jack-n-Jill bathroom, and the third bedroom has its own private bath. The master bedroom offers a large sitting room with double tray ceilings & an expansive en suite bathroom with his/her vanities, his/her walk-in closet, Jacuzzi tub, and walk-in shower. Custom built red oak cabinets throughout. Beautiful ceramic flooring throughout entire home. Not in a flood zone. MLS#168052 \$395,000 www.hfguide.com/613847

BIG LAKE



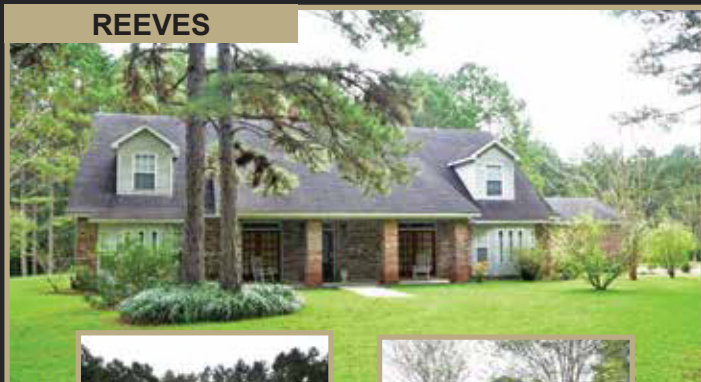
Your custom, waterfront dream home awaits you! This 3 bedroom, 4.5 bath lake home off of Big Lake has everything you need! Cathedral ceilings, fireplace, custom cabinets with a pull out pantry, solid wood doors and flooring throughout. The gourmet kitchen features a 6 burner gas stove, separate oven, and large granite island. Each bedroom, not just the master, is a suite! When you step outside on the 1.3 acre property, walk out along the 420 foot dock to the boat house on the water. The boat house features a storage area and fish cleaning station. Entertaining anytime, day or night, with the bright night fishing lights throughout the dock. Back on land, there is an entertainment area with bar, ice machine, and bathroom. There is also a large, double carport with storage. End your night sitting on the second story deck overlooking the sunset on the lake. This home is a dream! MLS#174540 \$685,000 www.hfguide.com/562587

This one owner beautiful home sits majestically on roughly 22.6 acres conveniently located in north Sulphur. 4 bedroom, 3.5 bath, home features a grand foyer, separate seating area for den or formal dining. Enter the great living area with wood burning fireplace, A custom built wood staircase leads to two additional large bedrooms, bathroom, and plenty of storage including a decked attic. Two bedrooms on main level, includes the Master with a large on-suite bathroom, separate water closet, jetted tub and walk-in closet with custom built-ins. The second bedroom includes on-suite bath as well. Spacious Kitchen boasts a four seated snack bar, eat-in dining room, walk-in pantry with floor to ceiling storage. An apartment located above the two-car garage is perfect for guest room. Enjoy acres of fenced pastures with three horse lead walkers, three large barns, includes stalls, tack room, pavilion, and feed barn. Additional properties also available. All measurements more or less. MLS#170421 \$1,500,000 www.hfguide.com/576248

SULPHUR



REEVES



This beautiful, well-built, sturdy home is tucked away on 20 acres and includes 5 bedrooms, 3 full baths, and 2 half baths. Living room has wood floors and a fireplace. Separate sunroom, dining room, and den. Kitchen has tile flooring with an eat-in dining area, two pantries, desk, island with snack bar and plenty of cabinet storage. Large laundry room has two folding counter cabinets and foldout ironing board with space for a freezer. Large master includes fireplace, two walk-in closets, and master bath with split sink/vanity, separate water closet. One of the two bedrooms on lower level includes a half bath. Upstairs two bedrooms with sitting area, large walk-in closets, and full bath. Hallway has two large storage closets. Outdoors includes a large 30x40 shop with a large back porch. Pond includes a wharf and submerged water pump. Property has fruit trees. Additional adjacent acreage available for purchase. MLS#168066 \$490,000 www.hfguide.com/611395



NEW PRICE



1005 S. KADE LN LAKE CHARLES, LA 70605

- * Spring Crossing Subdivision
- * 3 Bedroom, 2.5 bath
- * 2394 Living +/-
- * Built in 2008
- * HOA Fees only \$150 a year

\$339,000

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is worth?
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5026 S. PRIEN LAKE LAKE CHARLES, LA 70605 VACANT LOT

- * South Lake Charles Location
 - * Zoned Residential
 - * Lot Sized: 70.39x207-0.33 acres
- \$64,500



NEW PRICE



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- * Near Chennault Airport, J-10
- * Industrial Property offers 2 warehouses
- * 5600 Total Sq. ft.
- * Situated on 2 Acres
- * 3 Office areas, Conference Room
- * 1280 Sq. Ft of finished area
- * For Sale or Lease

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- * Lot Size 0.38 acres
- * HOA Fees \$250/Qtr
- * Visit www.graywoodllc.com for more details



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NEW PRICE

7002 MEADOWVIEW LP LAKE CHARLES, LA 70605

- * 3 Bedroom, 2 Bath, Plus Sunroom
- * 2846 Living +/-
- * Great Location
- * 22 x 20 Game Room
- * Workshop

\$305,000



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Candace Devillier

337.309.4292

Candace.Devillier@century21.com

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\$685,000



3631 MANNING ROAD

3 BEDROOM / 4.5 BATHROOM | 3000 LIVING

Your custom, waterfront dream home awaits you! This 3 bed, 4.5 bath lake home in Big Lake has everything! Cathedral ceilings, fireplace, custom cabinets, solid wood doors and flooring throughout. The gourmet kitchen features a 6 burner gas stove, separate oven, and large granite island. Each bedroom is a suite! Walk out along the 420 foot dock to the boat house on the water. Back on land, there is an entertainment area with a bar, ice machine, and bathroom. There is also a double carport.

\$170,000



2000 20TH STREET

3 BEDROOM / 3 BATH OVER | 2,400 LIVING

double fireplace into dining and den huge game room would be perfect or second master situated on corner lot with back yard alley access.

\$239,900



4709 S JACE MATTHEW

3 BEDROOM / 2 BATHROOM | 1,954 SQ FT

Beautiful custom built 3 bedroom, 2 bath home with an open floor plan, vaulted & tray ceilings, and tons of beautiful woodwork. The master bathroom features a soaking tub, separate shower, and a walk-in closet with built-ins. The large dining area could be used as a 4th bedroom or bonus room if needed. This large lot overlooks the pond from the spacious backyard.

\$125,000



1902 16TH STREET

3 BEDROOM / 2 BATH | 1408 LIVING,

Brick home with 3 large bedrooms and den with a fireplace. Most of home has hardwood floors under carpet. Spacious kitchen with updated appliances, large covered patio, double carport, plus a one car garage, and a large workshop in the backyard.

\$205,000



18811 KAYLA STREET

3 BEDROOM / 2 BATHROOM | 1,560 SQ FT

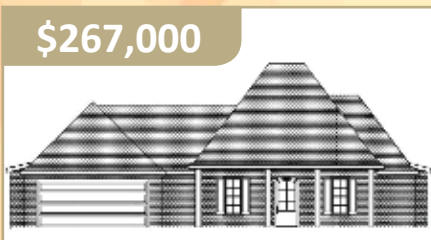
Beautiful 3 bedroom, 2 bath home with an open floor plan, stacked molding, custom cabinets with double edged granite, and custom backsplash. The master suite has a spa like bathroom with separate soaking tub/shower, walk-in closet, with built-ins. Plenty of room to build a shop!



421 10TH STREET LOT

\$65,000 each or 2 lots up to 3 units for \$127,500. Incredible lot downtown with city amenities nearby. No flood insurance required. Between Ryan St and Bilbo St. Lot next door available. (MLS#168128)

\$267,000

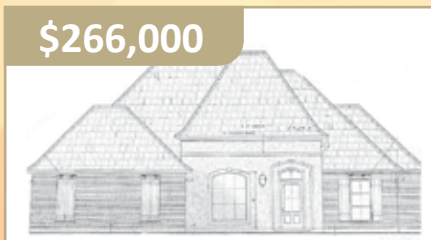


616 CHESTNUT STREET

4 BEDROOM / 2 BATHROOM | 2,022 SQ FT

Spacious 4 bedroom, 2 bath home featuring high ceilings with stacked molding. Open kitchen concept with island, double edged granite, custom backsplash, upgraded stove with pot filler, under cabinet lighting, and a walk-in pantry. You will love the open living room, dining room, and kitchen. Panoramic views of the covered patio and backyard. The master suite features a spa-like bath with separate sinks, soaking tub, and shower. Addition outside features an over-sized garage and upgraded Trane Central unit.

\$266,000

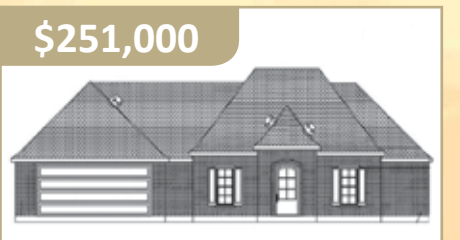


617 CHESTNUT STREET

4 BEDROOM / 2 BATHROOM | 2,013 SQ FT

This 4 bedroom, 2 bath home has everything you will need! Open kitchen with upgraded gas stove and pot filler, over-sized island with double edged granite, and custom backsplash. Computer nook. The giant master suite has an over-sized spa-like bath with walk-in closet and easy access to the laundry area. Over-sized garage with storage area and large covered patio for entertaining. Upgraded Trane central unit.

\$251,000



619 CHESTNUT STREET

4 BEDROOM / 2 BATHROOM | 1,901 SQ FT

Spacious 4 bedroom, 2 bath home. The open floor plan features high ceilings with stacked molding, an island with double edged marble, upgraded gas stove with a pot filler, walk-in pantry, over-sized master suite, and bath with separate shower, tub, and 2 sinks. Enjoy the giant back porch for entertaining.

\$274,000



634 WOODLAND STREET

3 BEDROOM / 2 BATHROOM | 1,884 SQ FT

New home with detailed trim work and high ceilings. This split floor plan has a huge master suite with a spa-like bathroom, soaking tub with separate shower, two sinks, and an over-sized closet. The open floor plan is great for entertaining inside or outside on the over-sized covered patio. Seller will give \$1,500 towards closing costs. There will be a hip roof above the garage not a gable that is shown in the picture!

\$245,000



632 WOODLAND STREET

3 BEDROOM / 2 BATHROOM | 1,870 SQ FT

Beautiful, custom built home in the Ash Ridge Subdivision in Iowa. This home with custom wood cabinetry, detailed woodwork, split floor plan with open kitchen and breakfast area that could be converted into a study or 4th bedroom. The huge master suite has a tray ceiling, large walk-in closet, and spa like bath with over-sized shower and separate tub.

\$45,000



AVAILABLE LOT - 630 Woodland

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HOME FINDER'S GUIDE

AUGUST 2019

\$2,300/MONTH



617 E SCHOOL STREET APT B

2 BEDROOM / 2 BATHROOM DUPLEX

1 - 3 Months = \$2,300/Month

3 - 6 Months = \$2,200/Month

6 months or longer = \$2,100/Month

Fully furnished executive home featuring crown molding, custom oak stacked cabinets, granite counter tops, all kitchen appliances & washer & dryer. Home is fully furnished & has all you need including all utilities, cable & internet. Perfect for corporate housing. Living room 17x15 w/ leather sectional w/ recliners & 52" flat screen tv. Dining area opens to the 12x11 kitchen w/ granite bar. Home has 2 master suites, 1st master is 15x12, 2nd is 14x12, both fully furnished with all you need. Laundry room with cabinets. Covered parking and covered patio. One house cleaning per month is included in the rent. Owner agent. All applicants must have background check, fee is \$45 per applicant. Yard service included!

\$2,400/MONTH



2007 JACOBSON LANE

3 BEDROOM / 3 BATHROOM | 2,357 SQ FT

Peaceful home situated on 3.67 acres. Home features 3 bedrooms and 3 bathrooms, huge den with vaulted ceilings, 2 large master suites plus a 3rd bedroom and bathroom. There is also a study that could be a 4th bedroom. 3 covered parking places. Owner reserves the storage/apartment for personal items.

\$975/MONTH

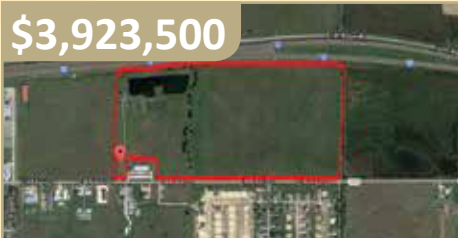


224 PARK AVE

1 BEDROOM / 1 BATHROOM | 824 SQ FT

Historic Brule Apartments! Lake Charles' 2nd oldest apartments are oversized with custom cabinets, granite countertops, high ceilings, hardwood floors, gorgeous baths with original tile flooring, custom marble surrounding huge tubs. Many windows let the sun in & sounds of happy birds. Walking distance to Lakeshore Dr., lake, boardwalk, several parks, downtown restaurants & shopping. Amazing place to live!

\$3,923,500



EAST MILLER / I-10

80 Acres with no zoning between the Iowa & Hwy 165 exit with city water, sewer, and gas available. MLS 93698

\$350,000



ANTHONY FERRY ROAD

HEAVY INDUSTRIAL LOT

37.180 acres of land that would be great for a home or camp, hunting and fishing, on Houston River with a large pond and is near town. Great location to build your vacation or recreational home or lodge. Deer, ducks, birds, wildlife, and trees surround the land. Seller reserves the mineral rights.

\$352,000



HWY 3256

I-10 Service Road. 28.85 acres on I-10 Service Road - Highway 3256 - MLS#158746

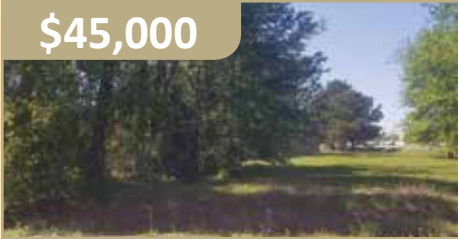
\$135,000



1805 BILBO STREET

Build up to 6 units, corporate housing or Attorney's office on this beautiful city corner lot one block from Ryan street with city water, sewer, and gas. MLS 164330

\$45,000



CHRYSLER STREET LOT

Lot in South Lake Charles Barbe district ready to build your home city water sewer and gas available. MLS 160521

I-10 SERVICE ROAD - IOWA

5 tracts 2-4 acres prices ranging from \$500,000 - \$900,000 on I-10 exit high visibility next to hotels restaurants and businesses city water, sewer and gas. MLS 106626, 106627, 106628, 106629, 106631

\$270,000



W. HWY 165

Commercial 9.96 acres with over 1000 street of road frontage may be subdivided in half! MLS 164008

\$100,000



E. HARBOR DR. LOT

In Big Lake across from water. 4.43 Acres perfect for development. MLS 162579

OWNER FINANCING AVAILABLE



SOUTH FRONTAGE

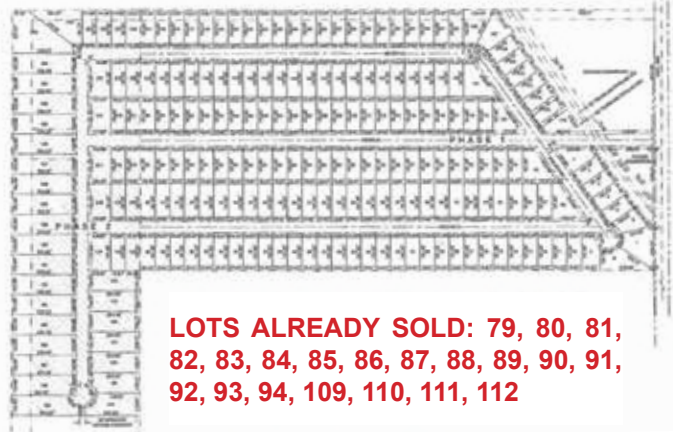
Zoned heavy industrial, located between Lacassine and Iowa on I-10 Frontage Road exit in Jeff Davis Parish. Flood Zone X. Can be bought in 4 acres tracts for \$100,000 or up to 32.98 Acres for \$1,200,000. The larger tract generates money from billboards. Perfect location for RV Park, Warehouse, Laydown Yard, Car Dealership, Machinery Manufacturing or Processing Plant. MLS#14110 / MLS#166172



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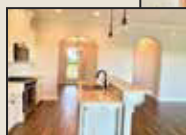
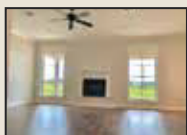


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304 Tiffany Dawn Loop, Sulphur, LA 70665

- Price: \$295,176
- Beds: 3
- Baths: 2 Full
- MLS#: 166320
- Type: Single Family
- Building Size: 2,008 ft²



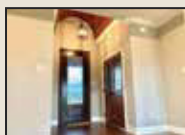
WEB: 304TiffanyDawnLp.C21.com

New homes in Maggy's Ridge Subdivision by Jevcon Construction in the Sulphur / Carlyss area. Not in a flood zone, community sewer \$40/mo, public water. Features a split floor plan, grand foyer with barrel ceiling, 9 & 10 ft ceilings throughout, fireplace, master en suite with dual vanities, soaker tub, shower, walk-in closet, large family room, formal dining, spacious laundry, electric garage with double doors, and large back patio plumbed for outdoor sink. Custom quality features throughout. Approx. 7 minutes away from new Rouses Grocery on Hwy. 27. Come see the progress. Must see!



306 Tiffany Dawn Loop, Sulphur, LA 70665

- Price: \$291,501
- Beds: 3
- Baths: 2 Full
- MLS#: 166321
- Type: Single Family
- Building Size: 1,983 ft²



WEB: 306TiffanyDawnLoop.C21.com

New homes in Maggy's Ridge Subdivision by Jevcon Construction in the Sulphur / Carlyss area. Not in a flood zone, community sewer \$40/mo, public water. Home features a split floor plan, grand foyer with barrel ceiling, 9 & 10 ft ceilings throughout, master en suite with dual vanities, soaker tub, shower, his & her walk-in closets, large family room, formal dining, office space with closet that can be a 4th bedroom, archways throughout, spacious laundry room, electric garage door, and large covered back patio. Custom quality features throughout. Approx. 7 minutes away from new Rouses Grocery on Hwy. 27. Come see the progress.



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MOSS BLUFF



This owner-built home in Moss Bluff is large, has cathedral ceilings in the living room and coffered ceilings in the master bedroom. The large living room is off the dining room and leads to 3 of the 4 bedrooms. The 3 car garage can fit a boat on a trailer and still allows you to shut the door. Large storage space built into the back of the garage to keep all your stuff. It also has a 10x20 shed in the backyard. Now, let's talk about the backyard, where you will find your own paradise in Moss Bluff. The back features a gazebo and a wrap around pond with 2 bridges, plenty of native plants surround the stocked pond. With all the trees around the property, you will have all the privacy you want while still being in town. MLS#171692 316,250 www.hfguide.com/594834

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LAKE CHARLES



4BR/2BA home w/over 2,300 sf living. 2 spacious living areas, gas fireplace, & wet bar. House was previously a 5 bedroom, but seller converted 1 bedroom into a large utility room. Previous utility room is now a roomy pantry. Wonderful backyard w/plenty of space for gardening. MLS#168173 \$145,000 www.hfguide.com/606292



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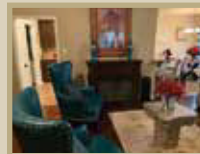
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Joan Rhodes 439-4406



540-6206 Barbara Forsythe



1951 CHANDLER AVE, LAKE CHARLES

3 BR / 2 BA / 1,685 SQ FT / \$215,000

Beautiful home with open/split floor plan, wood flooring in living room, ceramic in kitchen & dining, w/carpet in bedrooms. Home features granite counters, birch cabinets, garden tub, separate shower, tank-less water heater & concrete patio. MLS#177774 www.hfguide.com/645047

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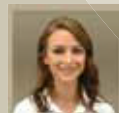
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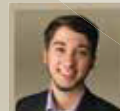
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