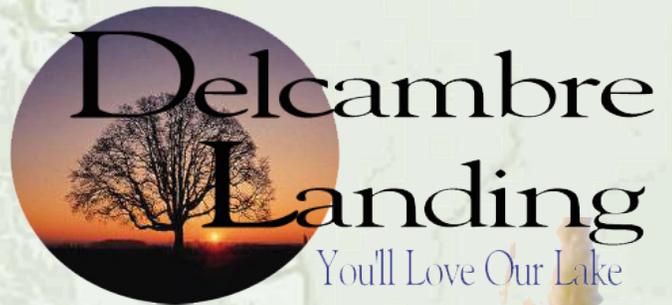


ED COURTNEY
ESTATES



ST. MARTIN PARISH
Where the Livin' is Easy | Inside Story



St. Martin Parish Where the Livin' is Easy

By Kathy Bowen Stolz

You know the place. It's full of friendly folks who play as hard as they work – folks who enjoy great food, great shops, great music and the great outdoors. Yes, it's nearby St. Martin Parish “where Cajun began.”

With lots growing scarce in Lafayette itself, builders and homebuyers are looking beyond Lafayette Parish to surrounding areas. And St. Martin Parish has plenty of open land available to satisfy those needs!

Thanks to the I-10 corridor running through the parish, St. Martin is easily accessible to those commuting from Lafayette to the west or to those coming from Baton Rouge and New Orleans in the east. The parish is just a hop, skip and a short car ride away

from these major economic, social and cultural centers but offers life at a slower pace. Did you realize Breaux Bridge is only ten minutes from Lafayette and only 20 minutes from the Baton Rouge Bridge?

You now have the opportunity to take your pick of lots at three subdivisions in the bedroom communities of St. Martin Parish that Realtor® Sue Dupont of Coldwell-Bank Pelican Real Estate is marketing.

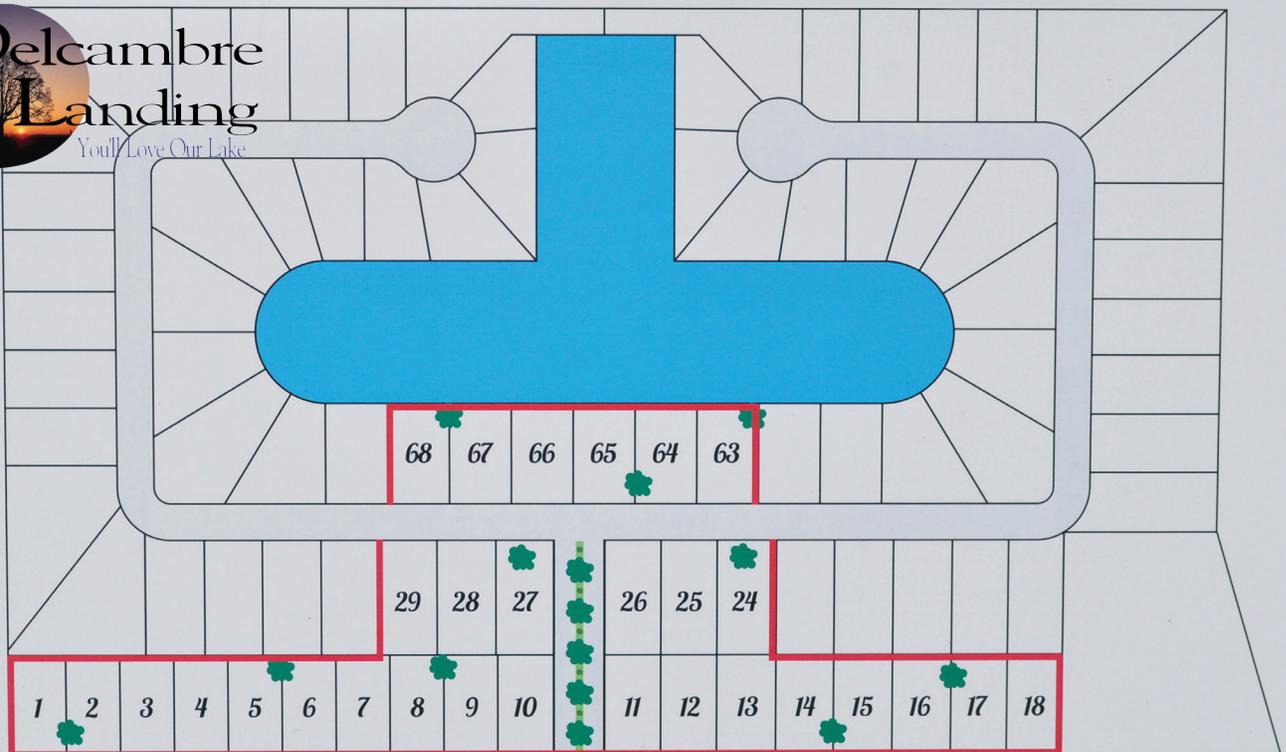
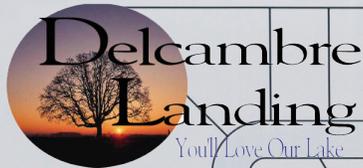
Delcambre Landing

Although the community is located less than two miles from I-10, Delcambre Landing is in a quiet area where you'll never encounter a traffic jam. It's a place where you can step onto your back porch, settle on

the swing and watch the sun set in a dazzling palette of yellow, orange and red hues. You'll feel your pulse slow and your stress ease as the brilliance of the sunset melts into the muted blues and grays of night.

This planned residential community features a four-acre stocked pond, with your choice of road frontage lots, interior lots and lake lots. Lot sizes range from 80 x 160 ft. to 90 x 150 ft. with prices starting at \$25,000. New construction homes begin at 1,600 sq. ft. with an expected selling price of \$225,000-\$300,000. The subdivision is in the Breaux Bridge High School District and is within 10 miles of hunting, fishing, camping and water sports.

Delcambre Landing offers water,



Slemco electrical power and cable TV. Developer Jim Broussard is recruiting retail businesses to a neighborhood service center, which will allow residents the convenience of walking to the store for daily items.

Riverview Estates and Ed Courtney Estates

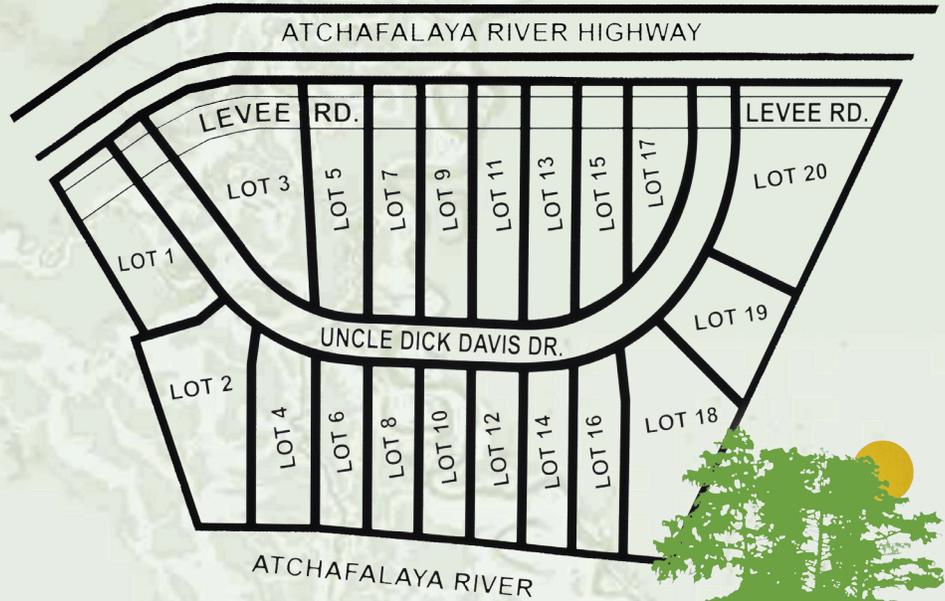
Are you a sportsman? Two newly developed small subdivisions, Riverview Estates and Ed Courtney Estates, are located directly across from the Indian Bayou Wildlife Management Refuge. Until recently, land in this area could not be purchased, only leased for dwellings used as camps or homes. At last you can buy your very own piece of Sportsman's Paradise!

Both subdivisions are situated on the Atchafalaya Basin Swamp, the largest fresh water river basin

the world, containing nearly a half million acres of swamp, lakes and bayous. If you enjoy fishing and water sports, you can dock your boat at the I-10 or Butte LaRose boat launches. If you enjoy hunting, you can walk across the levee to bag a big deer or fill your limit of ducks.

Ed Courtney Estates and River Estates both offer riverfront lots and interior levee lots from a half-acre to two acres in size. Roads are already in place to make it easier to pick out your preferred lot.

The minimum size for new construction homes is 1,200 sq.



ft., and new modular homes are welcome. Entergy Electrical Service will provide electricity, but builders/homebuyers will be responsible for water wells and septic systems. Homebuyers will receive a credit at closing to help pay for connection of utilities. Builders may qualify for incentives for lots purchased in either subdivision.

St. Martin Parish is just waiting for builders and homebuyers to discover its charms. Won't you be one of them?

For more information about Delcambre Landing, Ed Courtney Estates or Riverview Estates, contact Sue Dupont, Coldwell Banker – Pelican Real Estate, by phone at 337-519-2220 (cell) or 337-332-5952 (office) or by e-mail at sdupont@pelicanrealestate.com.



Sue Dupont
Residential-Commercial-Land
Your St. Martin Parish Specialist
RAA 2013 Realtor of the Year
337. 519. 2220 Cell
337. 233. 9450 Office
sdupont@pelicanrealestate.com



PELICAN REAL ESTATE
 EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED