

## For Sale

1800 Larto Lake Rd.- Lot 20, Jonesville, La. 71343



- This is a 1,440 total square footage under roof (inclusive of 420sf covered balcony) elevated home/retreat with structural steel foundation built in 2015 on .78 acres of lakefront property. Driveway & area under the home is rocked in offering excellent area for gatherings & covered parking.
- Property is located in the Larto/Saline Lake Complex consisting of over 8,000 acres of connecting waterways throughout the 60,000 acre Dewey Willis WMA. Also located near Catahoula Lake, Catahoula NWR, Cocodrie NWR, & The Richard Yancey State WMA. These areas are well known for great deer genetics & herd size. Plenty of hogs, lots of fox squirrels, ample ducks/small game & fantastic fishing, especially crappie. It doesn't get any better than this!
- This is a two (2) bedroom with layout of Kitchen, Breakfast area and Family room being completely open floor plan. Nice size enclosed exterior storage area off balcony. Underside of structure is well protected with blown insulation. Engineered flooring through the home. See attached photos.
- Shoreline is rocked in to prevent future erosion .All electric with annual HOA fee of only \$250.00!
- Offered at \$239,000.00. Call for tour of property today!

Contact Carmen McEntyre  
at

The **ALCOR** Group for further information!

Office: 318 -521-6222 - Cell: 318-316-0410 - E-mail: Carmen@alcorgroup.com

Visit our website at [www.alcorgroup.com](http://www.alcorgroup.com) for this and other available spaces.

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## Street View



## Entrance Drive



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## Rear Elevation



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## Ground Level



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### Rear Balcony



Fan

### Balcony View



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## Kitchen Area



## Breakfast Nook - Additional Seating



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## Family Room



## Master Bedroom



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## Second Bedroom



## Bath & Laundry



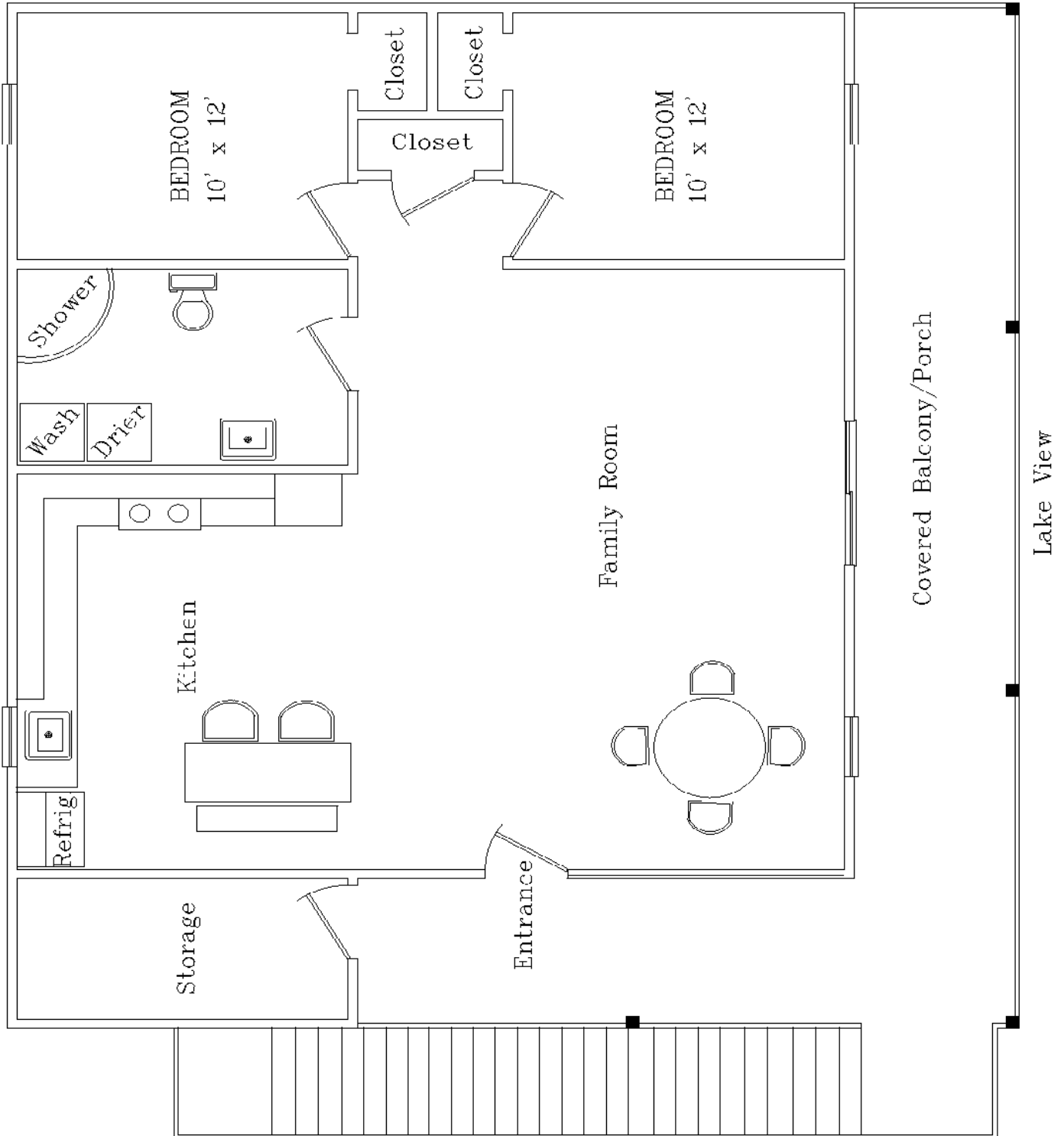
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## Floor Plan



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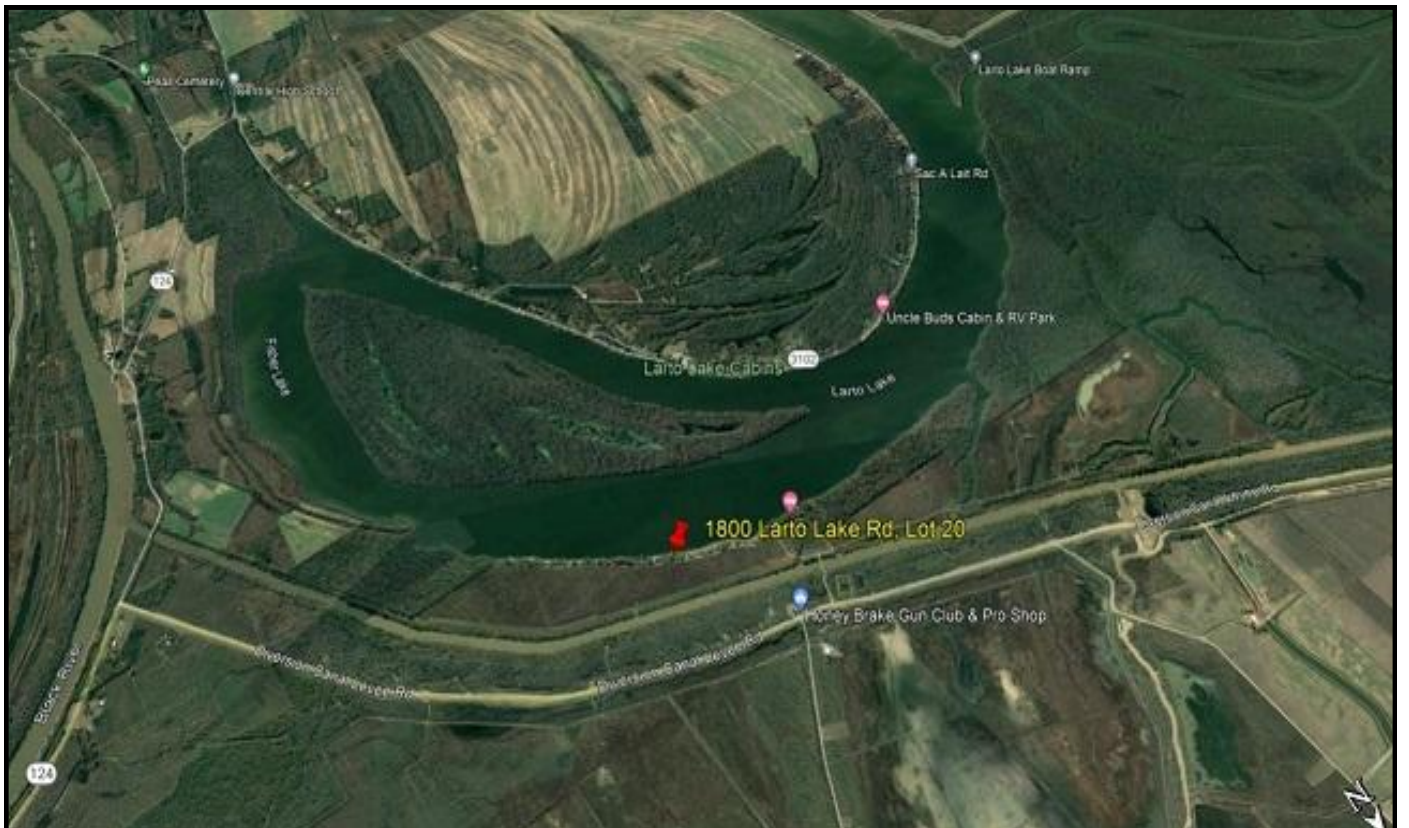
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## Aerial of Area



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## Customer Information Form

### What Customers Need to Know When Working With Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

\_\_\_\_\_  
 By: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Licensee: \_\_\_\_\_  
 Date: \_\_\_\_\_

\_\_\_\_\_  
 By: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Licensee: \_\_\_\_\_  
 Date: \_\_\_\_\_



AgencyForm Rev. 10/10



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