

For Sale

1800 Larto Ridge Rd. - Lot 35, Jonesville, La. 71343



- Situated on approx 1/2+/- acre of shaded lakefront property, this home/retreat offers a total of approx. 2,000 sf of elevated space under roof inclusive of a 500 sf screened in porch overlooking Lake Larto.
- 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!
- Built in 2017, consist of solid steel structure with 6" metal insulated exterior walls and pitched roof. There is a supply elevator so no carrying supplies up stairs here! On-site boat ramp plus covered 12' x 40' RV space with water, sewer & 50 amp service in place! 12' x 20' storage with restroom.
- This 3 bedroom, 2 bath home is elevated with approx. 380 sf indoor/outdoor kitchen/gathering area with restroom surrounded with plenty if concrete covered parking/storage area. With an open floor plan, the family, dining and kitchen area is spacious and perfect for those large Holiday gatherings.
- Located in the Foster Ridge Subdivision, HOA fees are only \$250.00 annually. Utilities include onsite propane tank and the property has its own sewerage treatment plant as well as central air and heat.
- Offered at \$355,000.00. 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 for this and other available spaces.

The information contained herein has been obtained from sources believed to be reliable, but are subject to change, errors & omissions without liability of The ALCOR Group, Owners or their agent, and as such, should be independently verified by any prospective purchaser/lessee or their agent. This flier & drawing, or copies thereof, are to be used for the sole purpose of marketing the associated property under the marketing agreement between The **ALCOR** Group, Seller/Lessor or heir agent. These materials have been developed by The **ALCOR** Group at its expense and without compensation from anyone; they are and will remain property of The **ALCOR** Group. The copying or use of these materials by anyone for any other purpose is strictly prohibited under applicable laws, ethics, and regulations governing such issues.



Individual
Members

The **ALCOR** Group, LLC
Corporate Office - 4430 S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Voice: 504.887.2800 - Voice: 318.521.6222 - Fax: 504.889.1300

Website: www.alcorgroup.com
"A FULL SERVICE REAL ESTATE COMPANY"
Licensed by the Louisiana Real Estate Commission



Individual
Members

Front Elevations



Rear Elevations



Individual
Members

The **ALCOR** Group, LLC
Corporate Office - 4430 S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Voice: 504.887.2800 - Voice: 318.521.6222 - Fax: 504.889.1300

Website: www.alcorgroup.com

"A FULL SERVICE REAL ESTATE COMPANY"

Licensed by the Louisiana Real Estate Commission



Individual
Members

Onsite Boat Ramp!



Screened Porch Overlooking Lake!



Family Area Overlooking Lake



Family Area - Opposite End



Individual
Members

The **ALCOR** Group, LLC
Corporate Office - 4430 S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Voice: 504.887.2800 - Voice: 318.521.6222 - Fax: 504.889.1300

Website: www.alcorgroup.com
"A FULL SERVICE REAL ESTATE COMPANY"
Licensed by the Louisiana Real Estate Commission



Individual
Members

Open Kitchen & Dining Areas



Pantry



Guest Bath



Individual
Members

The **ALCOR** Group, LLC
Corporate Office - 4430 S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Voice: 504.887.2800 - Voice: 318.521.6222 - Fax: 504.889.1300

Website: www.alcorgroup.com
"A FULL SERVICE REAL ESTATE COMPANY"
Licensed by the Louisiana Real Estate Commission



Individual
Members



Master Bedroom



Master Bath



Individual
Members

The **ALCOR** Group, LLC
Corporate Office - 4430 S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Voice: 504.887.2800 - Voice: 318.521.6222 - Fax: 504.889.1300
Website: www.alcorgroup.com
"A FULL SERVICE REAL ESTATE COMPANY"
Licensed by the Louisiana Real Estate Commission



Individual
Members



Second Bedroom



Third Bedroom



Individual
Members

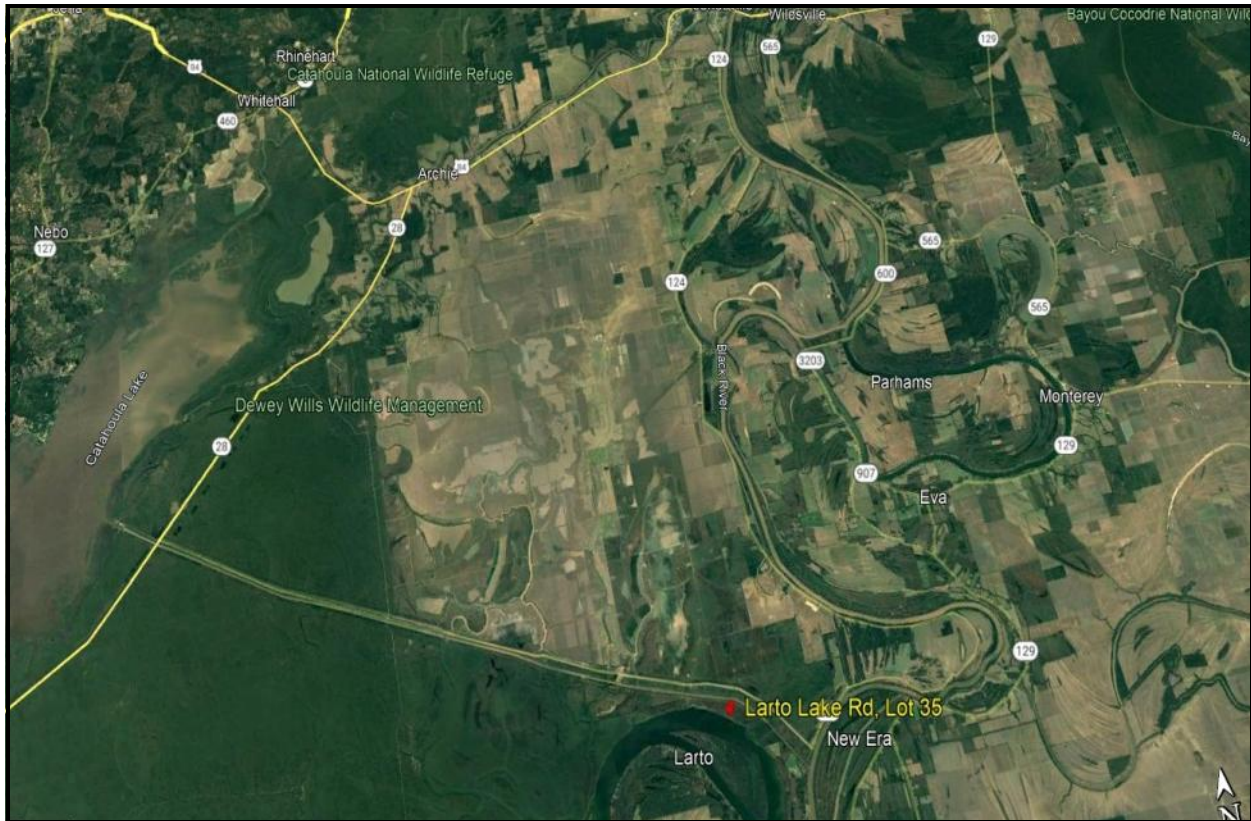
The **ALCOR** Group, LLC
Corporate Office - 4430 S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Voice: 504.887.2800 - Voice: 318.521.6222 - Fax: 504.889.1300

Website: www.alcorgroup.com
"A FULL SERVICE REAL ESTATE COMPANY"
Licensed by the Louisiana Real Estate Commission



Individual
Members

Aerial of Area



Individual
Members

The **ALCOR** Group, LLC
Corporate Office - 4430 S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Voice: 504.887.2800 - Voice: 318.521.6222 - Fax: 504.889.1300
Website: www.alcorgroup.com
"A FULL SERVICE REAL ESTATE COMPANY"
Licensed by the Louisiana Real Estate Commission



Individual
Members



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



Individual
Members

The **ALCOR** Group, LLC
Corporate Office - 4430 S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Voice: 504.887.2800 - Voice: 318.521.6222 - Fax: 504.889.1300

Website: www.alcorgroup.com
"A FULL SERVICE REAL ESTATE COMPANY"
Licensed by the Louisiana Real Estate Commission



Individual
Members