

## Lot 14 Honey Grove Livingston, LA 70754



LOGO COMING  
SOON

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MLS# 2025004013

# The Woodlands

Estate Size Lots \*\* 2-3 Plus acres\*\*  
Cleared for housepad and driveway  
Build your dream home!  
Building packages available  
Build a workshop & bring your pets!!  
FLOOD ZONE "X" - No flood insurance required!!!  
Located on HWY 444 in Livingston  
(2 miles from French Settlement High School)  
Restrictions include: No Mobile Homes  
1,800 sqft minimum living  
Asphalt paved road

Short drive to Juban Crossing, Gonzales or Prairieville!!  
Less than 10 minutes to Diversion Market,  
Diversion Pizza, Saritas and DiCarlos!!



**From Diversion Canal Bridge:** Travel 3/4 mi on Hwy 22 to Hwy 16. Turn left, then 3 miles to Hwy 444. Turn right, then 2 miles to the Woodlands on the left.

**From French Settlement High School:** Turn left on Hwy 444, then 2 mi to The Woodlands on the left.

**From Port Vincent Bridge:** Turn right on Hwy 16 West for 5.5 mi past the Moonlight Inn to French Settlement High School. Turn left on Hwy 444, then 2 mi

### Property Features

- Spacious 2 to 3 plus acre Estate Lots
- Cleared for housepad and driveway.
- Homes starting at \$400,000
- Building Packages Available
- Minimum 1,800 square feet living area
- Metal building workshops allowed
- Privacy Guaranteed with preserved buffer of beautiful trees on the front and sides of every lot
- Paved blacktop roads throughout
- Underground electrical from the road
- Prime Location conveniently just minutes from Ascension Parish, French Settlement Schools, and I-12, making it an ideal blend of rural charm with easy access to local amenities.
- No flood insurance required

**\$135,900**

**WELCOME TO THE WOODLANDS!!** A brand new one of a kind development where nature and home blend together perfectly for a rare country living experience. Nestled among the trees, this one-of-a-kind subdivision features exclusive 2-acre-plus estate lots, offering unparalleled seclusion, privacy, and tranquility. A 100X100 area will be cleared along with a 20X75 ft driveway on each lot, ready to build on. Immerse yourself in the serenity of nature, where beautiful trees and untouched greenery create a picturesque backdrop for your dream home. This community is designed to blend harmoniously with its natural surroundings, preserving the beauty of the land while providing the perfect place to unwind and reconnect with the outdoors. Privacy Guaranteed with a preserved buffer of trees on the front and sides of every lot. Paved Access with smooth blacktop roads throughout the community. This is a prime location, conveniently just minutes from Ascension Parish, French Settlement Schools, and I-12, making it an ideal blend of rural charm and easy access to local amenities. Build your own dream home plans or take advantage of one of our beautiful building packages available. No Flood Insurance Required!!



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For full listing details, please scan:

