

12838 N St Croix Ct
Maurepas, LA 70449

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MLS# 2025006644



\$59,000

Welcome to the newest development providing access to the famous Amite River Diversion Canal. This inland neighborhood enjoys access to unlimited bayous, rivers, and waterways such as Lake Maurepas and Lake Pontchartrain. This vacant lot has new vinyl bulkhead and with minimum home size requirements of only 1,400 sq/ft living. Enjoy waterfront living without breaking the bank, and reduce your exposure during storm season, resulting in lower insurance costs. The Amite River Diversion Canal community offers lifestyle accommodations and entertainment that's convenient and fun. We have a grocery, 2 gyms, a pharmacist, veterinarian, dentist, mechanic shop, a Dollar General, local boat and trailer storage, salons, several popular dining establishments offering live music, with more on the way. While boating, you can even dock your boat at a few of the local restaurants and bars to grab a bite. Be sure to check out the brand new family hangout, Blind River Bar, equipped with weekend cabins rentals, and offers food, live entertainment, and even a small water park for the kids. Plus, you're less than 20 minutes from Cabella's and Tanger Outlet Mall off I-10 in Gonzales, 30 minutes from Baton Rouge, 45 minutes from New Orleans, and 1 hour from the Mandeville lakefront. Convenience makes Mariner's Cove a great place for a



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