

**18971 Sanctuary Ave**  
Saint George, LA 70817



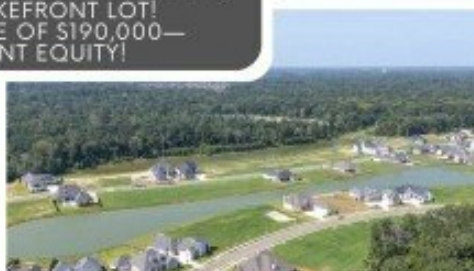
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**MLS# 2025016165**



**LARGE LOT CUSTOM HOME  
SAINT GEORGE COMMUNITY!**  
0.44-ACRE LAKEFRONT LOT!  
APPRAISED VALUE OF \$190,000—  
\$30K INSTANT EQUITY!



**\$160,000**

APPRAISED VALUE OF \$190,000 \$30K INSTANT EQUITY! Welcome to The Sanctuary, EBR Parish's premier custom home community. Situated on 75 acres at the corner of Tiger Bend Rd and Babin Rd, this development offers 105 spacious lots. Lot sizes vary from 0.3-1.4 acres, with this lakefront lot measuring 0.44 acres. Enjoy this community's 14 acres of green space along with 13 acres of lakes featuring lighted fountains. The community's grand entrance boasts monuments, hardscaping, landscaping and sidewalks. With two entry/exit routes, all homes are located in Flood Zone X. Minimum living spaces are set at 2,400, 2,600 and 2,800 square feet, depending on the lot. Architecturally controlled house plans ensure quality, with all plans requiring approval from The Sanctuary Developer, yet no required timeline for building after purchasing. A managed HOA provides exceptional community management. Lastly, over 700 acres surrounding the development will remain largely undeveloped, creating a true sanctuary for the local communities, natural habitat and wildlife.



**Logan Cox**  
Phone: (225) 614-9600  
Madewood Realty

For full listing details, please scan:

