

**14390 Bayou Terrace Dr**  
**St Amant, LA 70774**



Powered by **homes.theadvocate.com**

**MLS# 2025021108**



**\$99,900**

This rare riverfront lot has 80 feet of frontage located in a no wake zone near the Amite River and Diversion Canal weir. This is a great location where a boat can be docked without the concern of the waves from boating traffic. Over the years, the Diversion has evolved into a sought-after retreat and an escape for those who want both adventure and serenity. Here you'll find everything from cozy camps to multi-million-dollar estates, all woven into a relaxed waterfront community. One of the most unique advantages of this property is the ability to build your home on a traditional concrete slab foundation. Most riverfront properties require elevated construction with long staircases or elevators. Not here. You can enjoy single-level luxury living just steps from the water. From your backyard, you'll have direct access to countless waterways, bayous, rivers, Lake Maurepas, Lake Pontchartrain, and ultimately the Gulf. Whether you enjoy boating, fishing, or simply exploring the waterways, the Diversion is a gateway to it all. Despite its peaceful setting, the area offers all the essentials: a local grocery store, various restaurants and entertainment options, fitness facilities, and important services such as a veterinary hospital, dentist, Our Lady of the Lake Physician care and pharmacy. The location also places you conveniently between



**Tom Bhramayana**

Phone: (225) 933-8942

Keller Williams Realty Premier Partners

For full listing details, please scan:

