

35215 River View Ave
Holden, LA 70744



LOGO COMING
SOON

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MLS# 200909903



\$95,000

2 Bedrooms | 2 Bathrooms | 1,056 Sqft

3.56 ACRES ROOM TO ROAM, GREAT 2BR/2BA W SPLIT FLOOR PLAN IN EXCELLENT CONDITION. LARGE MASTER BATH W/GARDEN TUB, DOUBLE SINKS, SEP SHOWER AREA, OPEN FLOOR PLAN WITH NO WASTED SPACE. VARIED CEILING HEIGHTS. AWESOME 16X12 FRONT PORCH & 18X10 REAR PORCH W/A 18X21 METAL BUILDING ON SLAB FOR STORAGE OR WORKSHOP. ACREAGE HAS BEEN PARTIALLY CLEARED. BEAUTIFUL & PEACEFUL COUNTRY SETTING. WATER WELL WAS TESTED 10/2006. SELLER HAS ADDED 65 LOADS OF FILL DIRT TO ACREAGE. LEFT OS THE MOBILE HOME IS ALSO RV HOOK-UP. THERE A 2 WATER WELLS ON THE PROPERTY & 2 MECHANICAL SEWERS. THIS PROPERTY IS LISTED FOR \$95,000 WITH TRAILER & ACREAGE. IF SOMEONE WOULD LIKE TO PURCHASE JUST THE PROPERTY, SELLER WILL SELL FOR \$75,800 & WILL REMOVE THE TRAILER. IF THIS IS THE CASE, SELLER WILL NEED 90 DAYS TO REMOVE THE TRAILER. PORTABLE BUILDING ON PROPERTY DOES NOT REAMIN. SEE PLAT AVAILABLE ONLINE.



JADE SALVADOR

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