

**18843 Sanctuary Ave**  
Baton Rouge, LA 70817



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**MLS# 2026003951**



**\$179,900**

Arguably THE best remaining water view in The Sanctuary, Lot 41 offers a rare opportunity to build your dream home on one of the community's most desirable homesites. Positioned to capture one of the widest panoramic views of the lake, this lot sits in a premier setting within the neighborhood. The Sanctuary is a 75-acre private development featuring 105 higher-end custom homesites, all located outside of a flood zone and not requiring flood insurance. The community is surrounded by more than 700 acres that will remain largely undeveloped natural habitat, creating a true sanctuary for wildlife and a peaceful setting for residents. Within the development itself, over 27 acres of lakes and green space enhance the natural beauty of the property. The developer carefully designed a first-class entrance, monuments, hardscape, lighting, and landscaping to reflect and preserve the rich cultural history of the land, which dates back 600 700 years. Buyers may purchase the lot with no required timeline to build, though lot maintenance guidelines must be followed during ownership. All builders and home plans must be pre-approved by the developer. Please see the development plat and restrictions in documents. \*Owner/Agent sale\*



**Stephen Couvillion**

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For full listing details, please scan:

