

11349 Home Port Dr (asc)
Maurepas, LA 70449



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MLS# 2026006704



\$185,000

Here's a remarkable ready to build on waterfront lot with bulkhead, located on the Amite River Diversion Canal, in the Ascension Parish. The lot is large with approx. 100' of road frontage and 100' of river frontage with a depth of no less than 195'. Location is a kayaks paddle away from the Petite Amite which has beautiful cypress trees, wildlife, great fishing and grants access to Lake Maurepas, Amite River, and Lake Pontchartrain. The Diversion Canal is the newer area for waterfront homes and what makes this location so special is the ability to build your dream home on a slab instead of raised floor. The lot has not flooded and flood insurance is minimal. The lot is located in a community with conveniences such as a grocery, gyms, pharmacy, dining, restaurants and entertainment. You may feel like you are in a rural and private location, however, you're just 15 minutes from a Walmart, Lowe's, Tanger Outlet Mall, Cabela's and I-10. Some building restrictions apply but No HOA. Property is in Ascension Parish part of Home Port Dr.



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