

**17775 Copper Pass**  
Livingston, LA 70754

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**MLS# 2026014392**



**\$126,900**

Welcome to The Woodlands where spacious homesites, preserved natural surroundings, and a secluded setting come together to create a community unlike anything else! Discover a rare opportunity to build in one of the area's most distinctive developments. Offering estate-sized homesites of 2 acres or more, The Woodlands was thoughtfully designed to preserve the natural beauty of the land while providing the space, tranquility, and the sense of seclusion today's homeowners are seeking. Each homesite has been prepared with a cleared house pad and driveway while maintaining a natural buffer of mature trees on every lot. The result is a setting that feels peaceful, secluded, and connected to nature but doesn't sacrifice convenience. Enjoy blacktop roads, natural gas, fiber optic and the peace of mind, building in Flood Zone X, where no flood insurance is required. Conveniently located just minutes from the Ascension Parish line with easy access to Prairieville, Gonzales and Baton Rouge and in the other direction Juban Crossing, Denham Springs and I-12. The Woodlands offers the perfect balance of quiet country living close to everyday conveniences. Whether you choose one of our thoughtfully designed building packages, or opt for a custom build to create your one-of-a-kind dream home, you'll discover that The Woodlands is



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