

170 Dominique Court
Theriot, LA 70397

 **LOGO** COMING
SOON

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MLS# 2026018047



\$141,000

2 Bedrooms | 1 Bathroom | 832 Sqft

Pack the rods, grab the ice chest, and get ready for camp life! Located right beside Falgout Canal and the marina in a secure gated community, this completely remodeled waterfront camp is ready to enjoy. Hardwood floors, a remodeled bathroom and sleeping for 7 make it comfortable for the whole family, while a brand-new boat lift, cargo elevator, enclosed boat and gear storage, new two-car concrete driveway and plenty of covered space downstairs make camp life easy. No generators to haul and no projects waiting on you. Just show up and enjoy. Take in the Lake D cade sunsets, fry up the day s catch, or relax while everyone else is out fishing. A 40-year land lease was renewed in 2025 at just \$3,120 annually. A rare opportunity to get a finished waterfront camp at this price. Pull up, walk 20 feet, lower the boat and you re fishing.



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