

221 Grand Manor
Youngsville, LA 70592



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MLS# 2600000829



\$425,000

Tucked within the exclusive Settlement at Grandview, this exceptional 2.93-acre residential lot offers a rare opportunity to build in a boutique luxury subdivision comprised of only 13 estate-sized homesites. Mature trees are thoughtfully preserved throughout the development, creating a sense of privacy, permanence, and natural beauty that is increasingly hard to find. The current owners have already taken the vision a step further, investing in custom architectural house plans designed specifically for this homesite. Nearing completion (approximately 90-95% complete), these plans may be conveyed to the new owner with an acceptable offer, providing a significant head start on an otherwise lengthy design process, yet still allowing customizations. The proposed residence features an impressive 6,381 square feet of living space and 8,764 total square feet under roof, thoughtfully tailored to complement the lot's scale, setting, and unique characteristics. The soil samples have already been completed and will also be conveyed. Whether you choose to bring this vision to life or create your own, this property offers the perfect foundation for a truly exceptional custom home in one of the area's most refined and private developments. Opportunities like this combining acreage, exclusivity, and architectural readiness are exceedingly rare.



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