5 Heron's
Sunset, LA 70584

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MLS# 2600001022







$199,900

Beautiful 5.00 acre residential homesite located in the private, gated community of Heron's Way. This cleared and build-ready property offers the perfect combination of acreage, privacy, and peaceful country living while still being conveniently located near city amenities. Ideal for buyers looking for land to build a custom home with space, seclusion, and long-term value. Mature live oak trees transplanted in January 2023 provide character, shade, and natural beauty throughout the property. A water meter is already installed and operational, helping reduce upfront build preparation. Property offers ample space for a primary residence, shop, pool, outdoor living, and more. Located just minutes from shopping, schools, restaurants, medical facilities, and major roadways, making daily commuting and errands convenient while still enjoying a quiet, rural setting. This property is situated in a well-maintained gated subdivision with protective covenants to preserve quality and property values. Subdivision restrictions: Minimum 3, 000 sq ft living area. Covenants and restrictions available upon request. Utilities available: Entergy electricity and St. Landry Water District #2. Excellent opportunity for buyers seeking acreage, gated subdivision living, build-ready land, country setting near town, or custom home site. Owner/Agent.



Chandler Credeur
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Kevin C Credeur

For full listing details, please scan: