



**Riverview Estates and Ed Courtney Estates**

If you love to fish, hunt or the great outdoors, then Riverview and Ed Courtney subdivisions are the place for you. Nestled on the banks of the Atchafalaya River, you can escape and enjoy the good life! Spacious lots are pre-permitted for water, sewer and electricity. The estates are located minutes from the Butte La Rose I-10 exit, across from the Indian Bayou Hunting Reserve, and near Henderson Lake and Butte La Rose boat landings for easy access to the Atchafalaya Basin - its lakes, waterways and backwaters.

St. Martin Land Company offers multi-lot discounts, financing options, and a streamline sale process. We would love to welcome you to the neighborhood!

- Sandra Martin ([sandra.martin@stmartinland.com](mailto:sandra.martin@stmartinland.com), 337-228-7501)

<b>Covenants, Conditions Restrictions Summary</b>		
<b>Permitted Use</b>	Residential use, 1 per lot	
<b>Materials Requirements</b>	High-quality materials such as clapboard-style siding, brick, stone, stucco, or architecturally significant metal with a defined front entrance, such as a porch, canopy, or similar entrance element, windows on at least three exterior walls and incorporate some form of articulation, such as a projection, recess, or bay, in the footprint.	
<b>RV and Vehicles</b>	Maximum of 7-day consecutive days, 35 total days for non-covered, open-air storage	
<b>Construction Start</b>	Within 1 year	
<b>Pets</b>	No restrictions, but subject to non-nuisance requirements	
<b>Servitudes</b>	Electrical (Entry or is successor) and Drainage servitudes limit land use in certain areas of plat.	
<b>Other</b>	Single-wide mobile homes, trailers, buses, <u>not</u> permitted	
<b>Minimum living space</b>	1,200 square feet of climate-control space	
	<b>Riverview CCRs</b>	<b>Ed Courtney CCRs</b>
<b>Setback Requirements</b>	20 feet from the front property line; no closer than 10 feet from the side or rear property lines	20 feet from the front property line; no closer than 5 feet from the side or rear property lines
<b>Driveway Requirements</b>	10' minimum width, all-weather, permanent materials, with delineated edge	10' minimum width, all-weather materials (i.e. crushed stone), with delineated edge



A St. Martin Land Company Development

1908 Henderson Levee Rd

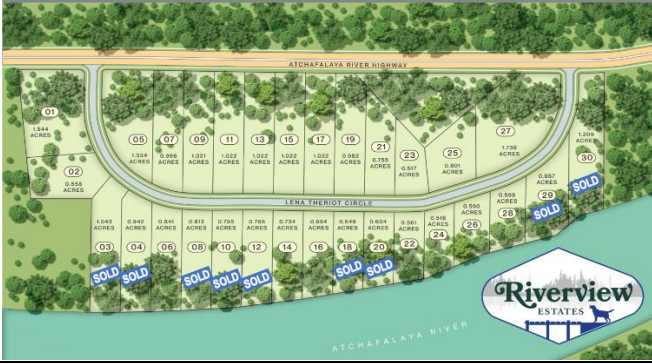
Breaux Bridge, LA 70517

Phone: 337-228-7501

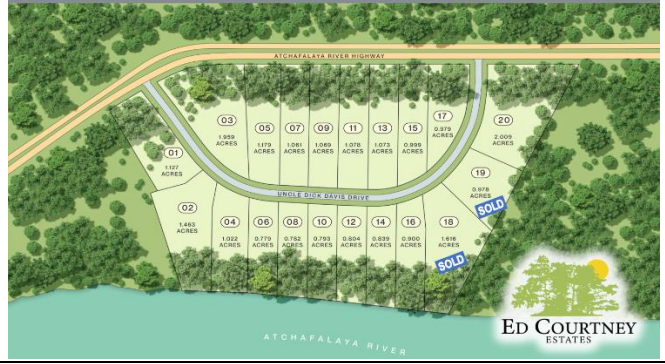
[www.stmartinland.com](http://www.stmartinland.com)

## 2025 Pricing

### RIVERVIEW ESTATES



### ED COURTNEY ESTATES



LOT	ACRES	2025 PRICE
1	1.5440	\$40,000
2	0.7450	\$30,000
3	1.1680	<b>SOLD</b>
4	0.9420	<b>SOLD</b>
5	1.3340	\$38,000
6	0.8410	\$38,500
7	0.9960	\$36,000
8	0.8130	<b>SOLD</b>
9	1.0210	\$36,000
10	0.7950	SOLD
11	1.0220	\$36,000
12	0.7660	<b>SOLD</b>
13	1.0220	\$36,000
14	0.7340	\$38,000
15	1.0220	\$36,000
16	0.6940	\$36,500
17	1.0220	\$36,000
18	0.6490	<b>SOLD</b>
19	0.9820	\$36,000
20	0.6040	<b>SOLD</b>
21	0.7550	\$36,000
22	0.5610	\$35,500
23	0.5170	\$32,500
24	0.5180	\$35,500
25	0.8010	\$32,500
26	0.5900	\$35,000
27	1.7380	\$38,000
28	0.5980	\$35,000
29	0.8870	<b>SOLD</b>
30	1.2090	<b>SOLD</b>

LOT	ACRES	2025 PRICE
1	1.1270	\$30,000
2	1.4630	\$40,000
3	1.9590	\$30,000
4	1.0220	\$27,500
5	1.1790	\$29,000
6	0.7790	\$27,500
7	1.0610	\$29,000
8	0.7820	\$27,500
9	1.0690	\$29,000
10	0.7930	\$27,500
11	1.0780	\$29,000
12	0.8040	\$27,500
13	1.0730	\$29,000
14	0.8390	\$27,500
15	0.9990	\$29,000
16	0.9000	\$27,500
17	0.9790	\$28,500
18	1.6160	<b>SOLD</b>
19	0.9780	<b>SOLD</b>
20	0.2009	\$28,000



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