



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 offers multi-lot discounts, financing, and a streamlined sale process.

Contact us, **we would love to welcome you to the neighborhood!**

- Sandra Martin (sandra.martin@stmartinland.com, 337-228-7501 ext. 1)

Covenants, Conditions Restrictions Summary

Permitted Use	Residential use, 1 per lot	
Materials Requirements	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.	
RV and Vehicles	Maximum of 7-day consecutive days, 35 total days for non-covered, open-air storage	
Construction Start	Within 1 year	
Pets	No restrictions, but subject to non-nuisance requirements	
Servitudes	Electrical (Entergy or its successor) and Drainage servitudes limit land use in certain areas of plat.	
Other	Single-wide mobile homes, trailers, buses, <u>not</u> permitted	
Minimum living space	1,200 square feet of climate-control space	
	<u>Riverview CCRs</u>	<u>Ed Courtney CCRs</u>
Setback Requirements	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
Driveway Requirements	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 ext.1

www.stmartinland.com

2026 Pricing

RIVERVIEW ESTATES			ED COURTNEY ESTATES		
					
LOT	ACRES	2026 PRICE	LOT	ACRES	2026 PRICE
1	1.5440	\$42,000	1	1.1270	\$31,500
2	0.7450	\$31,500	2	1.4630	\$42,000
3	1.1680	SOLD	3	1.9590	\$31,500
4	0.9420	SOLD	4	1.0220	\$28,875
5	1.3340	\$39,900	5	1.1790	\$30,450
6	0.8410	\$40,425	6	0.7790	\$28,875
7	0.9960	\$37,800	7	1.0610	\$30,450
8	0.8130	SOLD	8	0.7820	\$28,875
9	1.0210	\$37,800	9	1.0690	\$30,450
10	0.7950	SOLD	10	0.7930	\$28,875
11	1.0220	\$37,800	11	1.0780	\$30,450
12	0.7660	SOLD	12	0.8040	\$28,875
13	1.0220	\$37,800	13	1.0730	\$30,450
14	0.7340	PENDING	14	0.8390	\$28,875
15	1.0220	\$37,800	15	0.9990	\$30,450
16	0.6940	PENDING	16	0.9000	\$28,875
17	1.0220	\$37,800	17	0.9790	\$29,925
18	0.6490	SOLD	18	1.6160	SOLD
19	0.9820	\$37,800	19	0.9780	SOLD
20	0.6040	SOLD	20	2.009	\$29,400
21	0.7550	\$37,800			
22	0.5610	PENDING			
23	0.5170	\$34,125			
24	0.5180	\$37,275			
25	0.8010	\$34,125			
26	0.5900	\$36,750			
27	1.7380	\$39,900			
28	0.5980	\$36,750			
29	0.8870	SOLD			
30	1.2090	SOLD			

Installment Contract Offer

- Equitable Title Sale - allows the Buyer to use, possess, and benefit from the property according to contract terms. St. Martin maintains title until the Buyer satisfies contract terms including, but not limited to, covenant and payment obligations. After which, title transfers to Buyer in the normal closing process.
- Key Installment Contract Terms
 - Down payment: 10% (or more) plus estimated closing expenses (legal, recording, tax, etc.)
 - Monthly Payment: based on principal balance, 5% APR, 5-year amortization, plus applicable property taxes payable by ACH or cash/check.
 - Buyer to maintain property (or enter into a maintenance contract w/St Martin)
 - Property improvements subject to St. Martin approval
 - Property subject to forfeiture in the event of unremedied contract breach(es)
 - Property subject to covenants and restrictions, with St. Martin approving all exceptions

Multi-Lot Discount

- St. Martin Land Company will offer a 5% discount on the sale price for multi-lot purchases (applies to additional lots only).



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