

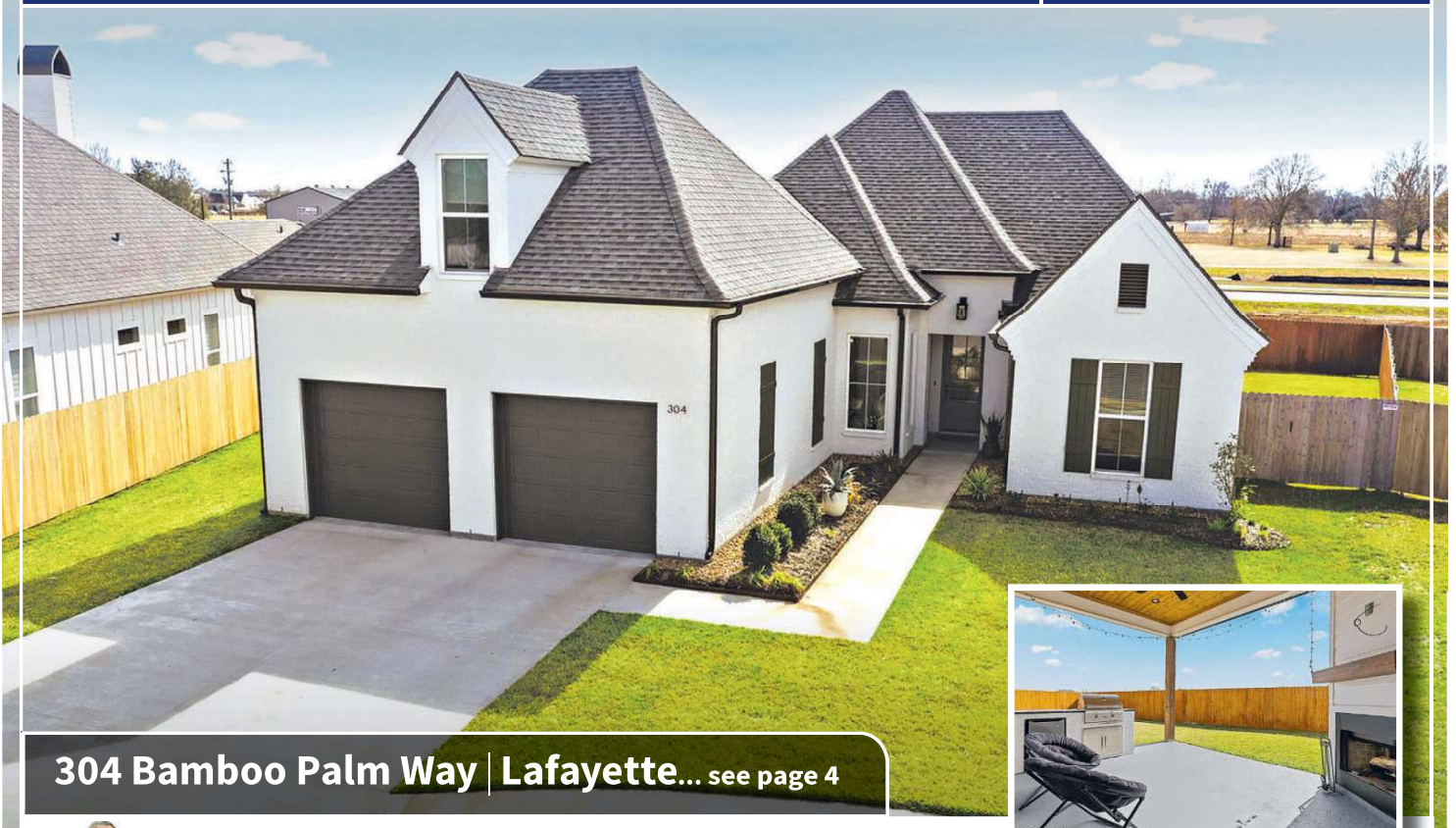
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304 Bamboo Palm Way | Lafayette... see page 4



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**215 Canary Palm
Broussard**
4BR / 3BA • 2,343 SF
\$528,000



**120 S Pinaud
St. Martinville**
2BR / 2BA • 1,983 SF
\$180,000



**Elan Subdivision
Lafayette**
103, 312, 314 Torrenova
112 Avenleigh
\$80,000 - \$89,000



**Hamlet Subdivision
Lafayette**
.21 - .86 Acre Lots
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110 Avenleigh Drive, Lafayette, LA 4 beds, 2.1 baths 2,580 sqft ~~\$395,000~~ \$380,000

Price Reduced!



Great house with a split floor plan and three car garage, located on a cul-de-sac, that needs just a little TLC. Roof is approximately 3 months old. The living room has beautiful wood flooring and brick gas fireplace. The kitchen boasts a Wolf six burner gas cooktop, Wolf wall oven, Sub Zero refrigerator, slab granite countertops, a prep sink, and an island. The kitchen opens up to a breakfast area with a gas fireplace and large windows that allow lots of light in. The sizeable formal dining room can accommodate a large dining set. The primary bedroom offers an en suite, which includes two vanities, separate shower, jetted tub, a large walk-in closet with built-ins, and a water closet. The flex space makes for a great office, playroom, or gym. The guest bedrooms are a great size, and the guest bathroom has two sinks and a water closet. The utility room is large and includes a sink and cabinets. There is a gas drop on the back patio.



NEW 1/2 BATHROOM



112 W Lawrence Street, New Iberia
4 beds 2.1 baths 3,267 sqft • \$360,000

1.7 ACRES



1303 W Main Street, New Iberia
3 beds 2.2 baths 3,372 sqft • \$310,000

9.15 ACRES ON BAYOU TECHE



10645 Hwy 87, Jeanerette
4 beds 4.1 baths 8,038 sqft • \$1,790,000



4521 Moss Street, Lafayette, LA 3.15 Acres \$350,000

Zoned Commercial CM-1. 3.15 Acre lot with 166.6' fronting Moss St. The property is located near the intersection of Gloria Switch Rd. There is a mechanical sewer system on the property near the pecan tree. Please be cautious of electrical wires on right side of property.



Kelly Streva, Associate Broker
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304 Bamboo Palm Way, Broussard, LA 70518... from the cover



4 Bedroom / 3 Bath | 2,044 sq ft | \$425,000

Step into a world of casual luxury in this gorgeous Sabal Palms home. From the high-ceiling foyer, the living room is to the left, with its gas fireplace; this light-filled space opens to the kitchen and dining, and also overlooks the back porch with its outdoor kitchen and fireplace, and the large back yard with double-gated access. The kitchen offers 3 cm granite, with an island, a gas range/oven, and a deep farm sink. The dining area, open to the living, affords ability to extend your table for holiday meals! The luxurious principal bedroom is a treat, as is the adjacent bath and large walk-in closet. Two more bedrooms, and an additional bath are downstairs, with a large bedroom and bath up. Outdoor living area makes entertaining easy! It can be yours--



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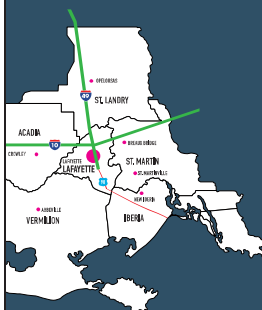


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2022: It's a New Year with Great New Opportunities.

2021 was a great year that connected phenomenal properties with phenomenal people. It's been a pleasure and a privilege helping you and your families find that perfect property and looking forward to making new connections this year.

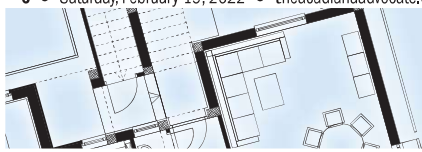
Best wishes to all for a healthy and prosperous 2022.



CHARLIE BAUDON
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Building Better...

Notes from Mark Ste. Marie

President | Acadian Home Builders Association
Mark's column appears weekly in Acadiana Homes.



How to Save Money Moving to Your New Home

If you're moving this year, there is a good chance you are incurring a lot of expenses. Whether it's making a large down payment on a new home or purchasing an appliance, the costs of moving can add up. Packing supplies, hiring labor and the time it takes to transport your items to your new home are a large part of overall moving costs. There are several ways you can save some money without sacrificing the quality of movers and materials needed to relocate items to your new space safely and efficiently. The following are a few tips to save you money when moving into a new home.

Purge Before Packing

One of the best ways to cut costs during a move is to not take every item with you. Before you start bubble wrapping or tossing items in boxes, decide which items you might want to donate or dispose of. Most movers charge hourly. You don't want movers to spend time moving items you'll end up tossing out at your new place. This will also help you save time packing and unpacking.

Host a Yard Sale

A yard sale is a great way to turn your unwanted items into some extra cash. Check with your local city hall to see if your community requires permits for yard sales and find out if you're allowed to hang signs on telephone poles, light posts, etc. to advertise your sale. Your best bet is to



start your sale in the morning on the weekend. Bargain hunters start shopping early. Make sure to price items to sell so you aren't left with too many unsold items.

Pack Your Items

Expert moving companies offer a range of services, which often include packing all the items in your home. You can save hundreds of dollars by packing your possessions. Need a little motivation? Host a friends or family packing party to help you get started. If you have time, organize like items in boxes and clearly label them. For procrastinating packers, prioritize carefully wrapping fragile or delicate items you don't want to be

damaged during the move.

Secure Multiple Moving Quotes

The first estimate you receive from a mover may not always be the best. Experts recommend securing at least three bids. Like most businesses, they may be willing to negotiate prices or talk to you about where you can save costs. In general, you'll get the best deal if you move during the off-season, which is October to April. If you move during the peak season, try to avoid holiday or weekend moves. And the cost to hire movers is typically lower during the middle of the week.

Avoid Buying Supplies

No matter how big or small your

move is, you'll likely need boxes. And the price of boxes can add up. Luckily, moving boxes are plentiful and available for free, you just need to know where to look. Start by asking friends and family if they know of people who recently moved if they have boxes they can give you. Most retail locations, like grocery stores, have boxes available for free. You may also have suitable substitutes for packing paper and bubble wrap. Newspapers, blankets, towels or even socks can provide the padding you need to secure your belongings.

For more information about new homes and homeownership, contact Acadian Home Builders Association at www.acadianhba.com.



Acadian Home Builders Association

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509 Beverly Drive - \$540,000
Bendel Gardens - 3 BR/2.5 BA
Kimberly Lafleur - 337.519.4425



310 Sawgrass Lane - \$995,000
Le Triomphe
4 BR & 4/2 BA - 5,178 Sq. Ft.



110 Ducharme Lane - \$775,000
Greenbriar Area
3 BR/2.5 BA - 3,243 Sq. Ft.



305 Anslem Drive - \$625,000
Anslem Ridge
4 BR/3 BA - 2,920 Sq. Ft.



210 Old Settlement Rd - \$588,000
Old Settlement
4 BR/3 BA - 3,953 Sq. Ft.



105 Ducharme Court - \$549,900
Ducharme Court
3 BR/2.5 BA - 3,220 Sq. Ft.



606 Channel Drive - \$498,000
Village at Broussard
4 BR/3 BA - 2,326 Sq. Ft.



607 Channel Drive - \$490,000
Village at Broussard
4 BR/3 BA - 2,290 Sq. Ft.



203 Bellemont Drive - \$359,500
Bellemont Estates
4 BR/3.5 BA - 2,906 Sq. Ft.



102 Deysbrook Lane - \$309,000
Sugar Mill Pond
3 BR/2 BA - 1,558 Sq. Ft.



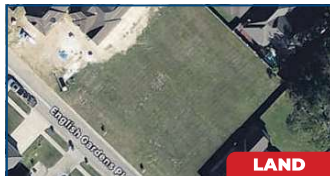
600 Blk Rue Chavaniac - Settlement Cove
Lot 1 - 1.05 Acres on the River - \$465,000
Lot 2 - .99 Acres on the River - \$445,000



600 Blk Rue Chavaniac - Settlement Cove
Lot 3 - .61 Acres - \$185,000



1300 Blk Breaux Road
18.5 Acres - Lafayette
\$250,000



225 & 227 English Gardens
Brookshire Gardens - \$249,000
Available Separately - \$124,500



200 Park Ridge Lane
The Park - Lafayette
\$92,500



200 Wilda Street
Cleared Corner Lot - Carencro
\$22,500



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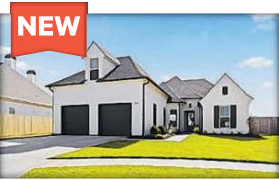
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Please visit our digital magazine at <https://www.teresahamilton.com/DigitalMagazine>

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NEW  512 Monarch Drive Royal Town Gardens 3BR/2.5BA - 2382 Sq. Ft. - \$299,000	NEW  508 St Frances Street Cornay Add 2BR/1BA - 850 Sq. Ft. - \$189,000	NEW  1005 A. Courville Road 5BR/3BA - 3262 Sq. Ft. \$335,000	NEW  304 Bamboo Palm Way Sabal Palms 4BR/3BA - 2044 Sq. Ft. - \$425,800	NEW  607 Channel Drive Village At Broussard 4BR/3BA - 2290 Sq. Ft. - \$490,000
 125 Grand Avenue Grand Glade 4BR/1.5BA - 1579 Sq. Ft. - \$185,000	 1303 W Main Street Darby 3BR/2.2BA - 3372 Sq. Ft. - \$310,000	 1848 La Hwy 178 4BR/3BA - 2721 Sq. Ft. \$345,000	 1013 W University Souvenir Hgts 3BR/1.5BA - 2189 Sq. Ft. - \$380,000	 209 Trail Pointe West Village 4BR/3BA - 2248 Sq. Ft. - \$460,840

Top Agents & Top Teams | JANUARY

L&B

 #1 Charlie Baudoin	 #2 Setareh Mirian-Delcambre	 #3 Sandy Mann	 #4 Kelly Streva	 #5 Arla Slaughter	 #6 Ann Breau Thornton	 #7 Lori Broussard	 #8 Midge Parker	 #9 Rachel Hebert	 #10 Joni Faul
 #1 Teresa Hamilton & Team	 #2 Get Sold Team	 #3 Hailey Daigle Genin & Anna-Corinne Mahtook	 #4 Carole Horn & Calvin Lege Team	 #5 The Acadiana Home Team					

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NEW
305 Anslem Drive
Anslem Ridge
4BR/3BA - 2920 Sq. Ft. - \$625,000



103 Lorna Street
Vallot
2BR/1BA - 880 Sq. Ft. - \$250,000



112 W Lawrence Street
4BR/2.5BA - 3267 Sq. Ft.
\$360,000



615 Colonial Drive
Oaklawn Heights
3BR/2BA - 2714 Sq. Ft. - \$379,000



108 Valerie Drive
4BR/3.5BA - 4832 Sq. Ft.
\$1,500,000



218 Trail Pointe Drive
West Village
3BR/2BA - 1919 Sq. Ft. - \$383,800



1933 Hwy 182
3BR/3BA - 2978 Sq. Ft.
\$1,200,000



627 N Union Street
Original Town of Opelousas
2BR/1BA - 950 Sq. Ft. - \$64,500



1220a N Wilderness Trail
3BR/3BA - 1673 Sq. Ft.
\$280,000



702 West Avenue
3BR/1BA - 1218 Sq. Ft.
\$45,000



210 Old Settlement Road
Settlement The
4BR/3BA - 3953 Sq. Ft. - \$588,000



106 Myrtle Oak Avenue
Doremus
5BR/4.5BA - 4353 Sq. Ft. - \$459,000



3405 Daspit Road
1BR/1BA - 1044 Sq. Ft.
\$600,000

Please visit our open houses this weekend. While attending open houses it's encouraged that you follow CDC guidelines when entering the homes listed below. Thanks for taking the time to visit our open houses. Our agents are waiting to assist you.

SATURDAY OPEN HOUSES

1:00 - 3:00

1100 E Vermilion Street\$187,900 Allen Dugas

1:00 - 4:00

304 Bamboo Palm Way\$425,800 Corey Fontenot

SUNDAY OPEN HOUSES

11:00 - 1:00

615 Colonial Drive\$379,000 Jessica Fruge

12:00 - 2:00

105 Old Silo Road\$242,000 Lisa Lour

1:00 - 2:30

509 Beverly Drive\$550,000 Kimberly Lafleur

1:30 - 3:30

304 Bamboo Palm Way\$425,800 Allen Duhe

2:00 - 4:00

512 Monarch Drive\$299,000 Rose Chaisson

149 E Butcher Switch\$305,000 Jessica Fruge



232 Sanders Street
Sanders Add
3BR/2BA - 1590 Sq. Ft. - \$134,900



1524 River Road
4BR/2BA - 1612 Sq. Ft.
\$110,000



115 N Clement Street
Brookhaven
3BR/2.5BA - 3163 Sq. Ft. - \$374,560



310 Canary Palm Way
Sabal Palms
4BR/3BA - 2377 Sq. Ft. - \$511,055



102 Misty Wind Drive
Cypress Meadows
3BR/2BA - 1592 Sq. Ft. - \$288,600



108 Easy Rock Landing Drive
Cypress Meadows
3BR/2BA - 1673 Sq. Ft. - \$302,775

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