OPEN SUNDAY 2:00 - 4:00 PM

NEW LISTING!

2315 Belle Ruelle, New Iberia - $575,000
4 BR/3 BA/1 Partial BA - 3,972 Sq. Ft.
Large 4 bedrooms, 3 baths & 1/2 bath plus
a bonus room and separate office.
This home features wide open spaces and plenty of parking to
house all your vehicles. Co listed
and hosted by Nanette Fisher.

OPEN SATURDAY 1:00 - 3:00 PM
AND SUNDAY 1:30 - 3:30 PM

403 Comanche Drive, Lafayette - $425,000
4 BR/3BA - 2882 Sq. Ft.
Gorgously appointed in the European
manner, this home combines Tuscany charm
with wonderful appointments - heart pine
floors, gorgeous cabinets, beautifully detailed
ceilings, and a great outdoor living area.
Upstairs is a large room which could be
another bedroom.

OPEN SATURDAY 2:00 - 4:00 PM

127 Princeton Woods Loops
$335,000 - River Ranch
4 BR/4.5 BA - 4,011 Sq. Ft
Enter through the doors of 127 Princeton
Woods Loop and step into a world of spacious
rooms and boundless amenities. From the
large foyer, step into the living room, with
its antique long-leaf pine floor and bank of
windows overlooking the outdoor living area.

223 Country Club Drive
New Iberia - $550,000 - Daigre
3 BR/2 BA/1 HB - 3,481 Sq. Ft.

606 Kyle Landry Lane
New Iberia - $372,500
4 BR/4.5 BA - 2,880 Sq. Ft. - 1.28 acres.

212 Gleneagles Circle - Broussard
$67,500 - Phase II of Le Triomphe
LOT SIZE 67.52x153.5x67.5x151.9 +/-
Luxury, splendor, and opulence await you in this absolutely stunning Fernwood property in central Lafayette. Located on a huge corner lot of just under half an acre, this home is one that you must see in person to fully appreciate. It is impressive in design, with over $140,000 of recent improvements and located in one of Lafayette’s most sought-after and established neighborhoods. This beauty offers 4,666 square feet of living space, which is inclusive of 4 bedrooms, 3.1 bathrooms, with a separate 946 square foot guest home with living room, full kitchen, guest bathroom, an outdoor pool, and a 5 car garage and workshop. This home is nothing short of spectacular! Inside this magnificent home, you can enjoy a large foyer with marble floors, a large formal dining room, separate office / library, and an oversized keeping area with a luxurious kitchen and breakfast area. The first floor is home to a grand master bedroom with an amazing en suite, a huge laundry room, and a powder room. The second floor, with balcony views, boasts 3 guest bedrooms, 2 guest bathrooms, and a large bonus media / game room. The beautiful backyard oasis offers a fabulous gunite swimming pool with full privacy, double gate access with parking, and space galore. Fernwood residents enjoy access to a five-acre park, walking track, gazebo and a children’s playground. This home is truly one of a kind and there are just too many features to list in full. Please ask your realtor to share with you the full list of amenities and improvements made to this home. Schedule your private showing today of this stunning estate. Homes like this one rarely come up for sale!
906 Richland Avenue | Lafayette
6 BD 5.2 BA | 6,465 SF | $2,565,000

Designed to entertain at home! This spectacular property has everything a person would want in a home! A whole home automation, with complete Lutron lighting control and acoustically engineered 4K Dolby Atmos home theater. One of the finest in the state. 6 bedrooms, 5 full & 2 half baths. Formal living & dining rooms, stunning ceiling treatments, 5 fireplaces, wine cellar, antique beams, bricked wall, custom drapery, a gentlemen's room, large 3 car garage plus a golf cart garage, air conditioned storage for hunting or seasonal items. Master bedroom suite features a fireplace, views of the pool, stunning master bath with a steam shower and separate closets. Guest suite is down with a private bath. Gourmet kitchen with professional appliances, large island, separate breakfast room and large keeping room. All have views of the patio and pool. The upstairs bedrooms are any child’s dream, large & well designed. The theater room designed by Electronics Professionals is the finest I have ever seen! With today's lifestyle this home suits everyone’s need. Call for a private showing!
From the Heart.

2052 Main Hwy 31 - $550,000
New Construction on 3 Acres
4 BR/3.5 BA - 3,337 Sq. Ft.

218 Acacia Drive - $549,000
Bois de Lafayette
5 BR/4.5 BA - 4,285 Sq. Ft.

206 Waterhouse Road - $430,000
Barrington Place
4 BR/3 BA - 2,445 Sq. Ft.

100 Vital Street - $349,500
.35 Acres in Lafayette
4 BR/3 BA – 2,422 Sq. Ft.

415 Elias G Road - $339,900
3.59 Acres with Pond & Workshop
3 BR/2.5 BA - 2,910 Sq. Ft.

105 Springview Drive - $334,999
Copper Meadows
4 BR/3 BA - 2,090 Sq. Ft.

1009 Domingue Street - $129,000
Pecan Acres in Breaux Bridge
3 BR/1 BA - 1,493 Sq. Ft.

121 Rue Argenteuil - $1,500
Laurentian Park
2 BR/2 BA - 1,085 Sq. Ft.

4551 Johnston St - $1,100,000
Also For Lease - $4,000
3,060 Sq. Ft./Incredible Location

FOR LEASE

114 Pettigrove Drive in Laurel Grove - 1,459 Sq. Ft. - 3 Bedrooms & 2 Full Bathrooms - $205,000
Charming home located in a highly sought after neighborhood near Rouse’s in Youngsville! This Manuel Builders three bedroom, two bathroom split floor plan home features an open concept living/kitchen/dining area.

Kimberly Lafleur - 337.519.4425

OPEN 1:00-2:30

120 Brookside Drive in Fairfield Subdivision - 2,106 Sq. Ft. - 3 Bedrooms + Office - 2 Full Bathrooms - $289,000
Saint Street's home features an oversized living room with fireplace, chic dining room, beautiful wood laminate flooring, updated baths, charming kitchen with upgraded slab granite countertops & so much more!

Joel Bacque - 337.739.0425

OPEN 1:00-3:00

Marteau Lakes

Exclusive Gated Community with 1/2 to 1 Acre Lots
Luxury Home Sites

18 LOTS CURRENTLY AVAILABLE
PRICE RANGES FROM $80,900-$220,400
STOCKED PONDS, WALKING TRAILS, & MORE

For more information contact Kim Lafleur 337-519-4425
Building Better...

Tips for Preventing Home Storm Damage

Hurricane Isaias and other summer storms have produced damaging winds and flooding across the country this year. The National Oceanic and Atmospheric Administration (NOAA) predicts more storm activity through the fall. Storms can be life threatening and potentially cause damage to your home, so it is important take steps to protect your home and family before the next severe weather event.

Each September, the U.S. Federal Emergency Management Agency (FEMA) recognizes National Preparedness Month, to encourage and remind Americans to be prepared for disasters or emergencies in their homes, businesses, and communities. There are steps you can take to prevent damage to your home before storms strike. Consider the following:

Put Away Patio Furniture
You may have been spending more time at home this year and invested in patio furniture to enjoy your outdoor living space. A storm with gusty winds is likely to upend any objects that are not anchored down or stored. If you store items in your garage, don’t forget to secure the door. High winds can blow through the door and damage the contents inside.

Trim Trees and Clean Gutters
A simple exterior assessment can help you determine if you need to clean your gutters or remove loose tree branches vulnerable to wind gusts that could damage your home. Heavy rains can weight down gutters, so firmly secure any loose gutters.

Create Home Safety Kit
To keep your home healthy and safe, you’ll want to make sure you have basic household items to last for a few days in case of an emergency. A disaster supplies kit should include water, non-perishable food, a first aid kit and flashlight. A full list of recommended items is available on ready.gov. In the wake of COVID-19, FEMA suggests adding face coverings, soap/hand sanitizer and disinfecting wipes to help prevent the spread of coronavirus or other viruses and the flu.

Repair Loose Roof Shingles
Roof damage makes your home susceptible to rain/water leaks if strong winds blow shingles off the top of your home. Make sure all shingles are secured properly. An experienced roofer will be able to make recommendations to remove and replace any loose singles.

To learn more about protecting your home a natural disaster, contact Acadian Home Builders Association at www.acadianhba.com or visit nahb.org.
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 time to visit our open houses and our agents are waiting to assist you.

**SUNDAY OPEN HOUSES**

**Sept. 20, 2020**

1:00pm - 3:00pm

103 Patrick Street.............................................................$199,500.....................................................Theresa LaCour

2:00pm - 4:00pm

127 Princeton Woods Loop............................................$835,000.......................................................Dona Zeringue

2315 Belle Ruelle................................................................$575,000........................................................Nanette Fisher

206 Seychelles....................................................................$389,000...............................................Heathyr McDaniel

104 Abaco............................................................................$455,000.............................................................Amy Braun

300 Clay Ridge Dr.............................................................$215,000.................................................................Jenny Benson

206 Seychelles....................................................................$389,000.............................................................Heather McDaniel

141 Milan Circle..................................................................$299,000..........................................................Courtney Sinar

203 Beacon Dr.................................................................$999,990.........................................................Ben McGehee

120 Brookside Drive.........................................................$289,000.............................................................Joel Bacque

104 Forestwood.................................................................$499,900..................................................Elena Ladmirault

1:30pm - 3:30pm

403 Comanche Drive.......................................................$425,000.......................................................Dona Zeringue

2:00pm - 4:00pm

300 Clay Ridge Dr.............................................................$215,000.................................................................Jenny Benson

206 Seychelles....................................................................$389,000.............................................................Heather McDaniel

120 Brookside Drive.........................................................$289,000.............................................................Joel Bacque

176 Burton Plantation.......................................................$290,000................................................Catherine Luton

206 Seychelles....................................................................$389,000.............................................................Heather McDaniel

104 Abaco............................................................................$455,000.............................................................Amy Braun

127 Princeton Woods Loop............................................$835,000.......................................................Dona Zeringue

2315 Belle Ruelle................................................................$575,000........................................................Nanette Fisher

2:00pm - 5:00pm

104 Rue De Frejus............................................................$422,345.............................................................Joe Bailey

3:00pm - 5:00pm

103 Patrick Street...............................................................$899,500........................................................Theresa LaCour

**NEW**

101 Appaloosa Street
West Winds Park Phase II
3BR/2BA - 1525 LA - $119,000

208 San Jose Street
Acadian Acres
2BR/1BA - 1109 LA - $108,000

403 Comanche Drive
Frenchmans Creek
4BR/3BA - 2882 LA - $425,000

125 Croft Row
Stonehaven On The River
3BR/2BA - 2070 LA - $300,000

402 Caravan Drive
Acadiana Place
4BR/3BA - 2650 LA - $311,000

206 Seychelles Lane
Island Oaks Plantation
4BR/2.5BA - 2367 LA - $389,000

113 Estate Drive
Country Estates
3BR/2.5BA - 2792 LA - $259,500

207 Forest Creek Drive
Westfield
3BR/2BA - 1450 LA - $187,900

206 Seychelles Lane
Island Oaks Plantation
4BR/2.5BA - 2367 LA - $389,000

102 Tomahawk Trail
Arrowhead
4BR/3BA - 3157 LA - $499,900

101 Olivewood Drive
Woodlands of Acadiana
4BR/3BA - 2317 LA - $379,900

104 Rue De Frejus
Monjardin
3BR/2BA - 2019 LA - $422,345

206 Seychelles Lane
Island Oaks Plantation
4BR/2.5BA - 2367 LA - $389,000

111 Charles Drive
Holiday Park
4BR/2.5BA - 1982 LA - $188,000

402 Caravan Drive
Frenchmans Creek
4BR/3BA - 2882 LA - $425,000

103 Spring View Drive
Copper Meadows Phase IV
3BR/2BA - 1825 LA - $275,000

113 Charles Drive
Holiday Park
4BR/2.5BA - 1982 LA - $188,000

403 Comanche Drive
Frenchmans Creek
4BR/3BA - 2882 LA - $425,000

206 Seychelles Lane
Island Oaks Plantation
4BR/2.5BA - 2367 LA - $389,000

125 Croft Row
Stonehaven On The River
3BR/2BA - 2070 LA - $300,000

102 Tomahawk Trail
Arrowhead
4BR/3BA - 3157 LA - $499,900

101 Olivewood Drive
Woodlands of Acadiana
4BR/3BA - 2317 LA - $379,900

104 Rue De Frejus
Monjardin
3BR/2BA - 2019 LA - $422,345

207 Forest Creek Drive
Westfield
3BR/2BA - 1450 LA - $187,900

104 Laguna Lane
Flamingo Gardens
3BR/2.5BA - 1660 LA - $495,000

**NEW**

101 Appaloosa Street
West Winds Park Phase II
3BR/2BA - 1525 LA - $119,000

208 San Jose Street
Acadian Acres
2BR/1BA - 1109 LA - $108,000

403 Comanche Drive
Frenchmans Creek
4BR/3BA - 2882 LA - $425,000

125 Croft Row
Stonehaven On The River
3BR/2BA - 2070 LA - $300,000

402 Caravan Drive
Acadiana Place
4BR/3BA - 2650 LA - $311,000

206 Seychelles Lane
Island Oaks Plantation
4BR/2.5BA - 2367 LA - $389,000

113 Estate Drive
Country Estates
3BR/2.5BA - 2792 LA - $259,500

2315 Belle Ruelle
Belle Terre
4BR/3.5BA - 3972 LA - $575,000

207 Forest Creek Drive
Westfield
3BR/2BA - 1450 LA - $187,900

206 Seychelles Lane
Island Oaks Plantation
4BR/2.5BA - 2367 LA - $389,000

102 Tomahawk Trail
Arrowhead
4BR/3BA - 3157 LA - $499,900

101 Olivewood Drive
Woodlands of Acadiana
4BR/3BA - 2317 LA - $379,900

104 Rue De Frejus
Monjardin
3BR/2BA - 2019 LA - $422,345

207 Forest Creek Drive
Westfield
3BR/2BA - 1450 LA - $187,900

104 Laguna Lane
Flamingo Gardens
3BR/2.5BA - 1660 LA - $495,000
GREYFORD ESTATES
If you want to avoid the traffic of Youngsville & Broussard try South to Greyford Estates.
603 Greyford Dr • $82,000

THE PARK
(Off S. College)
8 lots (21 total) remain in this secluded, gated and centrally located subdivision.
Builders welcome.
$91,000 - $193,000

303 Roswell Crossing • Lafayette
3BR/2BA • +/- 1860 LA • $430,000

213 Bendel Road, #202 • Lafayette
2BR/1BA • +/- 980 LA • FULLY FURNISHED • $149,900

1763 Duchamp Road • Broussard
3BR/3BA • +/- 3,315 LA • $599,900

103 S. Arlington Dr • Lafayette
3BR/3BA. +/- 2004 LA • $244,900

YOUR OWN PRIVATE PARK

PENDING

MONCUS PARK LOCATION

PENDING

3.9 BEAUTIFUL ACRES

PENDING

YOUR OWN PRIVATE PARK

PENDING

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We’ll find the BEST RATES for YOU!
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650 Rees St., #A, Breaux Bridge, LA • 337.332.4536

303 BEACON DRIVE
OPEN HOUSE SUNDAY 1-3PM

Youngsville • 3 beds 2 baths • 1,749 sqft • $199,990

This 3 bedroom 2 bath home features tons of natural light and a split floor plan. The master bathroom features a separate shower, jaccuzzi tub and double sinks. The master bedroom closet has built-in shelving and offers plenty of space for storage. The two guest rooms share a full bathroom on the opposite side of the home. The open living area of this home offers plenty of room for entertaining and features a wood-burning fireplace. This home is in flood zone X. This home is truly a must see.

Brennan Billeaud
Realtor
Cell: 337-654-2591
Office: 233-9540
**315 SOUTH COLLEGE**

Ste 252 - 1453 rsf. New paint and flooring. 3 large offices, reception area and small wet area. Perfect for small start up company.

**PROPERTY ONE, INC. REPRESENTS OVER 500,000 SF OF OFFICE AND INDUSTRIAL SPACE**

**BELOW ARE A FEW OF OUR AVAILABLE SPACES - CALL WITH YOUR SPECIFIC NEEDS**

**SALOOM ONE**


**PETROLEUM TOWER**

Suite 100 - 7,188 rsf. Multiple offices, large breakroom and large bullpen area. Cubicles and furniture to remain.

**ENTOURAGE FAIR OAKS PLAZA**

Suite 400 - 8,832 rsf. Multiple exam rooms, large waiting room, conference rooms, offices, etc.

**GORDON SQUARE**

Suite 212 - 1214 rsf. Great space for sole practitioner attorney.

**PARKWAY PLAZA**

Suite 400, 4th floor, 8,521 rsf. Multiple offices, conference room, reception and breakroom.

**PINHOOK TOWER**

Several suites available ranging from 365 - 4233 rsf.

**THE SPECIALIST CENTER**

309 St. Julien - 10,064 rsf. Former medical office. Multiple exam rooms, x-ray room, offices, large waiting area. Can be subdivided.

**1344-H Duchamp Road | Broussard | 5BR 4BA 4,234 sq ft | $925,000**

Welcome HOME to 1344-H Duchamp Rd and Enjoy Luxury Living in Tranquil Spaces in your very own PARADISE. This Stunning Home built by Parade Home builder Ste Marie Homes is Perfectly Situated on 5.33 acres in Broussard. This home has everything you’ve been looking for! As soon as you pull up to YOUR water frontage home, you are welcomed by a beautiful 2 acre stocked Pond and Custom built Pier, an Outdoor Oasis complete with Gunite Pool and Waterfall Spa, a 1200 SF Lodge style Poolhouse, Outdoor Kitchen, Stone Fireplace, Screened in Sunroom perfect for Breakfast, Coffee and morning sunrises, and a 30x50 Commercial grade workshop with 14+ FT ceilings plus an insulated room, half bath, and storage deck with easy-access stairs and 2 industrial overhead doors, sprinkler system, a Whole Homebackup Generator and so much more! As soon as you walk into your home, you are welcomed home to a super inviting floor plan perfect for a family and entertaining. Home has been NEWLY Painted including Cabinetry and Walls throughout the interior and exterior of home which has given it a new light, Bright and airy feeling to the house complete with new Light fixtures and brass cabinetry hardware giving it the perfect modern feel that we are all looking for. Home boasts a Large living room with a perfect open floor plan, custom cabinetry, gorgeous longleaf pine floors, granite countertops, all large bedrooms and a BONUS Room upstairs. There is hands down nothing like this home on the market. With 5 Large Bedrooms + an Office + A bonus/theatre room + 1200 SF Pool House with its own kitchen and Full bath, What else do you need? This Estate checks off all the boxes. It’s conveniently located to all of Broussard’s Shops, Gyms, and Eateries with easy access to interstate and hospitals but secluded in the country where you will always feel like you’re on vacation! With the amount of time we are all spending at home lately, why not make an unbelievable home like this YOURS TODAY! Ask your agent for a full list of all amenities, average utilities, and schedule your tour today. Full PRE Inspection has already been completed and Priced Under Appraisal.

**Property One, Inc.**

**3500 N. Causeway Blvd., Suite 600**

**Metairie, LA 70002**

**The One Source for Real Estate**

**www.propertyone.com**

**CONTACT:**

Steve Pellessier, CCIM
2014 W. Pinhook, Suite 600
Lafayette, LA 70508
Fax #: 337.234.7307
steve.pellessier@propertyone.com

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### COMMERCIAL PROPERTIES

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Description</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>600 Saint Landry St.</strong></td>
<td>Retail/Office 1050 sqft</td>
<td>$775/M</td>
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### RESIDENTIAL PROPERTIES

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Description</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>106 Saint Michael St.</strong></td>
<td>1/1 ref, st, lawncare, near UL</td>
<td>$595/M</td>
</tr>
<tr>
<td><strong>609 Jefferson Blvd Apt B</strong></td>
<td>1/1 ref, st, lawncare, near downtown</td>
<td>$595/M</td>
</tr>
<tr>
<td><strong>908 Lamar St.</strong></td>
<td>1/1 ref, st, water, sewer, trash included, near UL</td>
<td>$675/M</td>
</tr>
<tr>
<td><strong>801 General Mouton</strong></td>
<td>2/1 ref, st, dw, near UL and Oil Center</td>
<td>$695/M</td>
</tr>
<tr>
<td><strong>908 Lamar St.</strong></td>
<td>2/1 ref, st, water, sewer, trash included, near UL</td>
<td>$750/M</td>
</tr>
<tr>
<td><strong>125 Bayou St.</strong></td>
<td>1/1 ref, st, dw, near Oil Center</td>
<td>$750/M</td>
</tr>
<tr>
<td><strong>908 Lamar St.</strong></td>
<td>2/1 ref, st, water, sewer, trash, near UL</td>
<td>$795/M</td>
</tr>
<tr>
<td><strong>1327 Lee Ave.</strong></td>
<td>2/1 duplex ref, st, wd conn, near UL and downtown</td>
<td>$850/M</td>
</tr>
<tr>
<td><strong>108 Maple Dr.</strong></td>
<td>3/1.5 ref, st, dw, wd conn</td>
<td>$1095/M</td>
</tr>
<tr>
<td><strong>212 Bell Downs Dr.</strong></td>
<td>3/2.5 ref, st, dw, wd conn</td>
<td>$1150/M</td>
</tr>
<tr>
<td><strong>112 Hillside Drive Apt 44</strong></td>
<td>3/2 ref, st, dw, stacked wd</td>
<td>$1195/M</td>
</tr>
<tr>
<td><strong>515 Downing St.</strong></td>
<td>3/2 ref, st, dw, wd conn, large yard</td>
<td>$1350/M</td>
</tr>
</tbody>
</table>

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View our complete list of properties at: broussardproperties.com

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Thinking of selling? WE HAVE BUYERS! Lafayette inventory is low. Now is the time, call us today!

**ACREAGE WITH PRIVATE STOCKED POND**
- 6614 Old Basile Highway | Eunice
  - 6 BR 4.1 BA | 4,881 SF | $619,000

**PRICE REDUCED**
- 214 Biltmore Way | Lafayette
  - 3 BR 2.2 BA | 3,512 SF | $829,900

**UPDATED + OUTDOOR KITCHEN**
- 2705 S. Union Street | Opelousas
  - 4 BR 2.1 BA | 4,144 SF | $327,000

**BREATHTAKING FINISHES**
- 205 Torrenova Circle | Lafayette
  - 4 BR 4 BA | 3,166 SF | $570,000

**PRICE REDUCED**
- 100 Woodlake Lane | Lafayette
  - 4 BR 3.2 BA | 3,063 SF | $489,900

**NEW LISTING**
- 200 Arrowwood Rd. | Youngsville
  - 3 BR 2 BA | 1,740 SF | $225,000

Dwight Andrus Real Estate Agency | 500 Dover Blvd., Ste. 300 | Lafayette, LA 70503
Office: 337-534-0900
The Advocate - theacadianaadvocate.com - Saturday, September 19, 2020

NEW PRICE

PORT BARRE

241 Wilson Lane • Port Barre
Kimbleton Lake Estates
5BR/4BA • 3,490 Sq.Ft. • $520,000

1230 Saint John Street • Lafayette
Elmhurst Park
3BR/3.5BA • 2,936 Sq.Ft. • $379,000

104 Rue De Frejus • Broussard
Monjardin
3BR/2BA • 2,109 Sq.Ft. • $422,345

Robert Romero II
Area Sales Mgr./Vice President
NMLS# 365861
Mobile: 337.257.4607
Direct: 337.261.3611
robert@nolalending.com

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OPEN SUNDAY
2:00-5:00
1. **Determine your property value** –
Your REALTOR® can tell you about the prices, financing, terms and conditions of competing properties.

2. **Advertise effectively** –
Your REALTOR® can get ideal advertising timing and placement, using multiple listing services and access real estate marketing networks.

3. **Attract serious buyers** –
Your REALTOR® can prescreen and accompany qualified prospects through your property.

4. **Reach an agreement** –
Your REALTOR® can help you evaluate every buyer’s proposal and help you write a legally binding purchase agreement.

5. **Close the sale** –
Your REALTOR® can take care of the standard paperwork and unexpected problems that might arise between the sales agreement and closing.