

ACADIANA HOMES

homes.TheAcadianaAdvocate.com

FREE

Aug 28 - Sept 3 | 2021

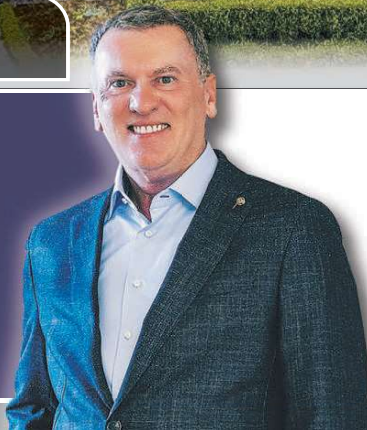
THE ACADIANA
ADVOCATE
Special Advertising Section



407 Worth Avenue | Lafayette... see page 4

Charlie
BAUDOIN

Don't Enter the Market Without Him!



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SoldbyCharlie@cox.net

**LATTER
& BLUM**

2000 Kaliste Saloom Rd., Suite 101
Lafayette, LA 70508 • 337.233.9700
Licensed in Louisiana



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meagan@dwightandrus.com



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kishment@gmail.com



Claire Disch
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cgd@dwightandrus.com



Margeaux Tujague
337.831.4293 (m)
mst@dwightandrus.com

NEW CONSTRUCTION - GREAT LOCATION



131 St. Germaine Circle | Lafayette
3 BD | 2.12 BA | 1,437 SF | \$215,550

PRIME LOCATION WITH POOL



300 Foreman Drive | Lafayette
3 BD | 2 BA | 1,884 SF | \$260,000

ONE ACRE WITH WORKSHOP



20916 Zeitz Road | Abbeville
3 BD | 2 BA | 1,450 SF | \$149,800

TWO ACRES IN KAPLAN



17331 Minos Road | Abbeville
2 BD | 2.1 BA | 2,650 SF | \$149,900

MODERN FARMHOUSE



304 Harvest Creek Lane | Lafayette
4 BD | 3 BA | 2,995 SF | \$699,999

ABBEVILLE LAKE LOT



10218 Brousell Drive | Abbeville
5 BD | 4 BA | 3,798 SF | \$380,000

1 MILE FROM RIVER RANCH



111 Stonewood Circle | Lafayette
2 BD | 2 BA | 1,629 SF | \$199,999

HALF ACRE ON GOLF COURSE



1201 Le Triomphe Parkway | Broussard
\$165,000 | Corner Lot | Gated Community

PREMIUM LOT WITH BACKYARD ACCESS



106 Little Hickory Court | Lafayette
4 BD | 3.1 BA | \$854,000 | 3 Car Garage



Dwight Andrus Real Estate Agency | 500 Dover Blvd., Ste. 300 | Lafayette, LA 70503
Office: 337-534-0900

Licensed in Louisiana



View our complete list of properties at:
broussardproperties.com

337-236-6207

135 Georgiana St., Sunset 2/1, ref, st, wd conn\$550/M

117 Bayou St 1/1, ref, st, dw, wd included, ceramic tile floor,
private patio, lawncare\$775/M

302 Ryder Dr. 2/2 ref, st, wd conn, lawncare\$850/M

201 Saint Julien St. 2/2 ref, st, wd conn, near UL\$925/M

205 Saint Michael St. 2/1, ref, st, wd conn, lawncare, near UL \$1050/M

805 W St. Mary St. 2/1, ref, st, dw, wd, near UL\$1295/M

304 Coyote Trail, Maurice 3/2 house, ref, st, dw, wd conn \$1395/M

1115 B West University Ave, Lafayette, LA 70506

H. Paul Broussard/Broker Owner-Licensed in the State of Louisiana

from the cover

407 Worth Avenue | Lafayette



5 Bedroom / 5.2 Bath | 7,822 sq ft | \$4,985,000

The best of luxury living, this stunning home displays an exceptional standard of architecture and craftsmanship. Upon entering your eye is drawn to the striking staircase. The open concept allows spectacular views of the veranda running the entire length of the living room and kitchen complete with an outdoor kitchen alfresco dining and gorgeous resort style pool. The tall ceiling and walls of windows allow light to pour into the modern kitchen with professional grade appliances. The primary suite includes a large walk in closet and a stunning bathroom. All quest bedrooms are ensuite with walk in closets. Other rooms are an exercise room, upstairs den, office & mancave/game room. For those who want to experience life at its finest, and are unwilling to make a compromise, this enchanting estate delivers it all. Truly one-of-a-kind.



Charlie
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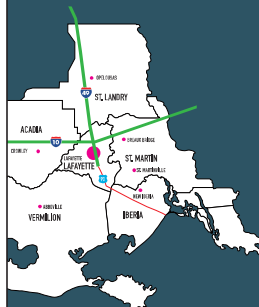
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NEW LISTING



1507 Alice Drive
Lafayette, LA
6 BD 8.1 BA 10,147 SF
\$2,200,000

NEW LISTING



205 Woodstock Circle
Lafayette, LA
4 BD 4 BA 3,301 SF
\$375,000

NEW LISTING



111 Llansfair Drive
Lafayette, LA
3 BD 4.1 BA 4,279 SF
\$1,200,000

NEW LISTING



207 Buffalo Run
Lafayette, LA
4 BD 2.1 BA 3,003 SF
\$335,000



326 Dunvegan
Lafayette, LA
3 BD 2.1 BA 2,150 SF
\$387,500

NEW LISTING



108 Levison Way
Lafayette, LA
3 BD 2 BA 1,782 SF
\$440,000

NEW LISTING



109 Avenleigh Drive
Lafayette, LA
4 BD 4 BA 3,366 SF
\$525,000

NEW LISTING



406 Biltmore Way
Lafayette, LA
4 BD 4.1 BA 4,310 SF
\$1,700,000



203 E Main Street
Broussard, LA
4 BD 4.1 BA 5,785 SF
\$1,385,000



514 Princeton Woods Loop
Lafayette, LA
4 BD 3.1 BA 4,727 SF
\$1,695,000

NEW LISTING



301 Beverly Drive
Lafayette, LA
5 BD 63.1 BA 6,300 SF
\$2,500,000

NEW LISTING



760 N Michot Road
Lafayette, LA
5 BD 4 BA 3,745 SF
\$825,000

NEW LISTING



906 Richland Avenue
Lafayette, LA
6 BD 5.2 BA 6,465 SF
\$2,565,000



108 Moonlight Lane
Scott, LA
3 BD 2 BA 1,914 SF
\$425,000



502 Princeton Woods Loop
Lafayette, LA
6 BD 4.2 BA 6,422 SF
\$3,850,000

ACTIVE



407 Worth Avenue
Lafayette, LA
5 BD 5.2 BA 7,822 SF
\$4,985,000

NEW PRICE



104 Shannon Road
Lafayette, LA
5 BD 6 BA 5,800 SF
\$985,000

NEW PRICE



135 Queensberry Drive
Lafayette, LA
4 BD 3 BA 2,810 SF
\$625,000



105 Ellendale Blvd.
Lafayette, LA
4 BD 4 BA 3,435 SF
\$1,095,000

NEW LISTING



122 Board Road
Lafayette, LA
2 BA 5,000 SF
\$299,500

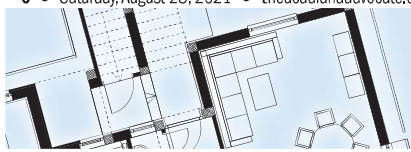
LAND LISTINGS

1501 LA NEUVILLE RD
Lafayette, LA.....\$745,000
100 Ellendale Blvd.
Lafayette, LA.....\$300,000
102 Ellendale Blvd.
Lafayette, LA.....\$300,000
419 Worth Avenue
Lafayette, LA.....\$625,000

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Call Charlie Today! 337.267.4108



Building Better...

Notes from Bill Schoeffler

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



Universal Design Features Popular Among Home Buyers

The number of baby boomers, people ages 65 and older, in the United States has increased steadily during the past century. Many baby boomers are in the process of deciding if they want to stay in their homes and remodel to accommodate their changing abilities. A recent National Association of Home Builders (NAHB) survey found that recent and prospective home buyers desire several accessibility features that are part of universal design.

Universal design is the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. People who have different needs can all enjoy the same home, even when their needs change. Many concepts of universal design support 'aging in place' home modifications.

According to the survey, a strong majority (80%) of buyers wanted a full bath on the main level of their home, 42% of whom consider it so essential they would be highly unlikely to buy a home without it. A full bath on the main level has been the most wanted accessibility feature in every iteration of the NAHB survey going back to 2003.

The second and third most popular accessibility features are doorways at least 3 feet wide and hallways at least 4 feet wide, wanted by 77% and 73%, respectively, of home buyers.



Other accessibility features that ranked essential or desirable for a majority (more than 60%) of buyers are: non-slip floor surfaces (65%), an entrance without steps (64%), and bathroom aids, such as grab bars or seating in the shower (61%). The only accessibility feature wanted by less than a majority of buyers is lower countertops (43%).

Universal design is related to aging-in-place remodeling, and a Certified Aging-in-Place Specialist (CAPS) can help you remodel your home using universal design concepts. The NAHB Remodelers — in collaboration with Home Innovation Research Labs, NAHB 55+ Housing Council and AARP — developed the CAPS program to address the grow-

ing number of consumers who require these modifications.

Although most CAPS professionals are remodelers, an increasing number are general contractors, designers, architects, and health care consultants. To find a CAPS professional who can help you, contact Acadian Home Builders Association at www.acadianhba.com



Acadian Home Builders Association

Phone: (337) 981-3053 | www.acadianhba.com

Mailing Address: P. O. Box 60486, Lafayette, LA 70596-0486 | Physical Address: 135 N. Domingue Ave., Lafayette, LA 70506

Tough. Smart. From the Heart.



114 Augusta Drive - \$963,000
Le Triomphe
3 BR/3.5 BA - 3,796 Sq. Ft.



110 Ducharme Lane - \$825,000
Greenbriar Area
3 BR/2.5 BA - 3,243 Sq. Ft.



207 Southern Pines Drive - \$750,000
River Ranch
4 BR/4 BA - 3,344 Sq. Ft.



117 Cherbourg Circle - \$700,000
Cherbourg South
4 BR/3.5 BA - 3,311 Sq. Ft.



119 Beverly Drive - \$549,900
Bendel Gardens
4 BR/3.5 BA - 4,249 Sq. Ft.



200 Cherry Street - \$445,000
Elmhurst Park
4 BR/3 BA - 2,678 Sq. Ft.



100 Portside Drive - \$405,000
Village At Broussard
3 BR/3 BA - 2,171 Sq. Ft.



116 Little Farms - \$335,000
Little Farms
3 BR/2 BA - 2,016 Sq. Ft.



231 Cedar Grove Drive - \$260,000
Cedar Hills
3 BR/2 BA - 1,642 Sq. Ft.



1609 W. St. Mary Blvd. - \$215,000
Fairfield (Townhomes)
3 BR/2.5 BA - 1,606 Sq. Ft.



2308 E. Pinhook Road - \$175,000
1.427 Acres
3 BR/3 BA - 2,664 Sq. Ft.



OPEN SATURDAY 12-2

NEW LISTING

307 Beaujolais Pkwy - \$365,000
Frenchmans Creek - 3 BR/2.5 BA
Morgan Aaron - 318.541.9918



NEW LISTING

109 Huntington Drive - \$384,000
Huntington Park - 4 BR/2.5 BA
Dona Zeringue - 914.224.6626



OPEN SUNDAY 12-1:30

612 McHenry Street - \$142,500
Dodson (New Iberia) - 3 BR/1 BA
Kimberly Lafleur - 337.519.4425



OPEN SUNDAY 1-3

NEW LISTING

109 Huntington Drive - \$384,000
Huntington Park - 4 BR/2.5 BA
Joel Bacque - 337.739.0425



OPEN SUNDAY 2:30-4

NEW LISTING

409 Bay Meadow Lane - \$321,000
Estates at Moss Bluff - 4 BR/2 BA
Kimberly Lafleur - 337.519.4425



#1 Boutique Real Estate Team in Acadiana

337.267.4048

Teresa Hamilton **LATTER & BLUM**
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Please visit our digital magazine at <https://www.teresahamilton.com/DigitalMagazine>

LATTER & BLUM



1006 Oak Lake Drive
Oak Lake
5BR/4.1BA - 4068 Sq. Ft. - \$409,900



204 Lemongrass Lane
Summer Wind
4BR/3BA - 2163 Sq. Ft. - \$428,000



208 Lemongrass Lane
Summer Wind
4BR/3BA - 2163 Sq. Ft. - \$428,000



210 Revere Drive
Beacon Hill Est
3BR/2BA - 1914 Sq. Ft. - \$260,000



124 Sorority Drive
College Green
3BR/1.1BA - 1619 Sq. Ft. - \$159,900



1026 Gabriel Street
Atchafalaya Acres
3BR/2BA - 1248 Sq. Ft. - \$42,000



1211 Gregg Avenue
Gourney Addition
3BR/1BA - 1125 Sq. Ft. - \$18,500



302 Richland Avenue 306c
River Ranch
1BR/1.5BA - 1313 Sq. Ft. - \$599,900



307 Montego Bay Drive
Sugar Mill Pond
4BR/3BA - 2441 Sq. Ft. - \$512,610



122 Westward Avenue
Westward Heights
4BR/2BA - 1892 Sq. Ft. - \$213,000



221 Braquet Road
Atchafalaya Acres
5BR/4.5BA - 5045 Sq. Ft.
\$1,349,500



108 Moonlight Lane
Hoffpauir Estates
3BR/2BA - 1914 Sq. Ft. - \$425,000



1202 Broyles Lane
Sugar Mill Pond
4BR/4.5BA - 3358 Sq. Ft. - \$839,500



1304 Martin Luther King Jr. Drive
Dugas Addition
2BR/2BA - 1191 Sq. Ft. - \$98,000



106 Flagstone Court
Flagstone Estates
4BR/3BA - 3633 Sq. Ft. - \$515,000



108 Sanctuary Lane
Charleston Village
4BR/3BA - 1917 Sq. Ft. - \$355,000



106 Wishing Well Drive
Magnolia Trace
4BR/3BA - 2521 Sq. Ft. - \$478,990



101 Wishing Well
Magnolia Trace
3BR/2BA - 1798 Sq. Ft. - \$349,900



1225 N Wilderness Trail
Charleston Village
5BR/1BA - 1440 Sq. Ft.
\$300,000



110 Sanctuary Lane
Charleston Village
4BR/3BA - 1855 Sq. Ft. - \$344,000



600 Richland Avenue
River Ranch
5BR/4.5BA - 4175 Sq. Ft. - \$845,000



100 Portside Drive
Village At Broussard
3BR/3BA - 2171 Sq. Ft. - \$405,000



402 Sanctuary Lane
Charleston Village
4BR/3BA - 2200 Sq. Ft. - \$407,000



130 Betts Street
Demanade Park
3BR/3BA - 2411 Sq. Ft. - \$332,000



302 Chelsea Drive
Chelsea
3BR/2.5BA - 3032 Sq. Ft. - \$399,950

Always Building

2000 Kaliste Saloom Rd • Suite 101 • Lafayette, LA • Main: 337.233.9700

www.latter-blum.com


NEW
122 Lilly Drive
Bellevue Acres
3BR/2BA - 2938.99 Sq. Ft. - \$299,999



NEW
202 Beaufort Circle
Southlake Plantation
3BR/2BA - 1725 Sq. Ft. - \$245,000



NEW
117 Teche Drive
Eastdale
3BR/1.2BA - 1780 Sq. Ft. - \$295,000



NEW
1635 Hollier Road
3BR/2.1BA - 2900 Sq. Ft.
\$499,000



NEW
1203 Carriage Light Loop B
Coach House Manor
3BR/2BA - 1500 Sq. Ft. - \$159,900



101 Jean Baptiste Drive
Vermilion Plantation
6BR/5BA - 6648 Sq. Ft. - \$1,650,000



2405 Golden Eagle Run
Teche Ridge
3BR/2BA - 1519 Sq. Ft. - \$241,000



101 Aucoin Drive
Aucoin
3BR/2BA - 2144.6 Sq. Ft. - \$240,000



105 Dusty Ridge Drive
Le Jardin d' Abel
4BR/3.5BA - 3393 Sq. Ft. - \$799,900



100 Marble Creek Cove
Boulder Creek
5BR/4.5BA - 4592 Sq. Ft. - \$775,000



103 Lakes Edge Drive
Whispering Meadows
4BR/2BA - 2230 Sq. Ft. - \$360,000



103 Otter Street
Charleston Village
3BR/2BA - 2052 Sq. Ft. - \$380,000



105 Otter Street
Charleston Village
4BR/3BA - 2118 Sq. Ft. - \$392,000

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.

L&B

SATURDAY OPEN HOUSES

12:00 - 2:00

307 Beaujolais Pkwy.....\$365,000.....Morgan Aaron

1:00 - 3:00

109 Huntington Drive.....\$384,000.....Dona Zeringue

1:00 - 4:00

816 Oaklawn Avenue.....\$265,000.....Frankie Palermo

SUNDAY OPEN HOUSES

11:30 - 1:30

104 Shipley Dr\$369,900.....Jennifer Forester

12:00 - 1:30

612 McIlhenny Street\$142,500.....Kimberly Lafleur

1:00 - 3:00

1304 Martin Luther King Jr. Dr.\$98,000.....Ann Porche

150 S Beadle Road.....\$339,000.....Penny McGehee

109 Huntington Drive.....\$384,000.....Joel Bacque

104 Harolyn Park.....\$425,000.....Alma Criddle

2:00 - 3:30

130 Betts Street.....\$332,000.....Midge Parker

2:00 - 4:00

816 Oaklawn Avenue.....\$265,000.....Dona Zeringue

205 Lake Crest Lane.....\$392,490.....Connie Wiltz

2:30 - 4:00

409 Bay Meadow.....\$321,000.....Kimberly Lafleur



706 N Michot Road
Tolson Oaks
5BR/4BA - 3745 Sq. Ft. - \$825,000



309 Facile Road
River Ranch
3BR/2BA - 1965 Sq. Ft.
\$159,900



903 Richland Avenue
River Ranch
3BR/4BA - 4928 Sq. Ft. - \$1,850,000



107 Jyro Lane
Les Belles Place
5BR/5BA - 5690 Sq. Ft. - \$750,000



202 Canary Palm Way
Sabal Palms
4BR/3BA - 2377 Sq. Ft. - \$458,761



2832 Teal Drive
Squirrel Run
4BR/3.5BA - 4155 Sq. Ft. - \$499,900



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

3rd floor space - 15,192 rsf, divisible. Multiple offices, conference and training rooms, breakroom.



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.



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.



GORDON SQUARE

Suite 170. 442 rsf. Ground floor office space facing Vermilion Street.



PARKWAY PLAZA

Suite 400, 4th floor, 5,521 rsf. multiple offices, conference room, reception and breakroom.



PINHOOK TOWER

Several suites available ranging from 365 - 4233 rsf.



CONTACT: **Steve Pellessier, CCIM**
2014 W. Pinhook, Suite 600
Lafayette, LA 70508 Office # 337.233.1315
Fax #: 337.234.7307
steve.pellessier@propertyone.com



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Metairie, LA 70002
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Featured Listing This Week

**Looking for Income Property?
LOOK NO FURTHER.**

This home is ideal for a Bed and Breakfast or an Airbnb, located near the center of the Town of Abbeville.

Fall in love with this well maintained Queen Anne Revival home .

Always a family home for the past 117 years, the Chauviere House has so much to offer and appreciate. The Chauviere House was Placed on the National Registry of Historical Places in 1995. These 9 rooms, 5BR, 3.5BA, 2 story masterpiece is now ready for your adoration. Set among native trees and flowering shrubs on nice sized city lot,



this home offers woodwork detailing and leaded glass that is unmatched with bay windows, wraparound porch, high ceilings, sun drenched rooms, an atrium and even a self-contained guest house. The home is conveniently located just steps away to some of your favorite restaurants, churches, and

shops. Preserved with all its original beauty with some renovations, this home is a standout in every way!

**Don't miss it.
Priced @
\$339,000.00**

Agent on Call Suzanne Jones/ 337-652-7748



Kathy Dyson
Owner / Broker
337.652.6236 direct
337.893.6236 office

Kathy Dyson Realty LLC
203 South St. Charles, Abbeville, Louisiana 70510
www.kathydysonrealty.com
Licensed in Louisiana, USA



100 BRIAR LEAF WAY LAFAYETTE



\$255,000

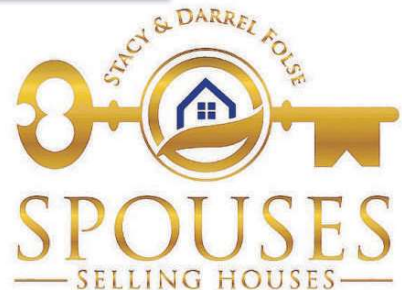
3 BEDS • 2 BATHS • 1,767 SF

Welcome home to this beautiful custom built parade home. Tucked away in this one entry neighborhood. This home features an open split floor plan, stained concrete flooring both inside and out, granite countertops, gas stove, custom cabinetry and backsplash. With a hand tiled shower, and a jacuzzi tub, the master bath is an oasis. These types of homes rarely come on the market in this price range. The corner lot makes this the perfect house for entertaining guests. With an easy to maintain yard. This turn key home has fresh paint and new shutters. Relax in your own courtyard with a fountain, or on the large front porch. With a built-in hidden safe, this home really does have it all. Don't miss out!



Darrel Folse, Realtor®
337-849-8957

Office: 337-522-7554 Ext. 135
www.SellingAcadiana.com
1318 Camellia Blvd, Ste 222,
Lafayette, La. 70508
Licensed in the State of Louisiana



Stacy Folse, Realtor®
CDPE, e-PRO®, MRP, C2EX,
eXp Certified Relocation Specialist
337-849-8962





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NEW LISTING



103 Olivewood Drive
Lafayette 70508
3 bed 2.5 bath 2,336 SF
\$395,000



Julie Howell
962-4475

NEW LISTING



108 S Lemans Street
Lafayette 70503
6 bed 5.5 bath 4,109 SF
\$800,000



Carolyn
Mahtook Lasseigne
298-7222

NEW LISTING



105 Molasses Row
Lafayette 70508
3 bed 2 bath 1,726 SF
\$238,000

Kenneth Swain
501-3633

OPEN HOUSE SUNDAY AUGUST 29TH 1-3 PM



310 Barkhill Drive
Lafayette 70508
4 bed 3 bath 2,714 SF
\$580,000



Tiffany Burns
257-3156

NEW LISTING



2830 Louisiana Avenue
Lafayette 70501
2 bed 1.5 bath 1,200 SF
\$74,900



Ginger Doucet
654-5276
Marguerite Blanchard
654-5277

NEW PRICE



105 Ducharme Lane
Lafayette 70506
3 bed 3 bath 2,584 SF
\$495,000



Tanna Guidry
322-4814

NEW PRICE



224 Maraist Street
St Martinville 70582
3 bed 1 bath 1,000 SF
\$47,500



Wendy Savoy
706-4580

NEW PRICE



216 Martin Oaks Drive
Lafayette 70501
4 bed 3.5 bath 2,067 SF
\$179,000



Tanna Guidry
322-4814



407 Refinery Street
Lafayette 70501
2 bed 2 bath 986 SF
\$135,000



Monica Dumesnil
230-3472



2088 Coteau Rodaire Hwy
Arnaudville 70512
3 bed 2.5 bath 2,143 SF
\$320,000



Alison Periou
349-8596



212 W 12th Street
Crowley 70526
2 bed 2 bath 1,344 SF
\$112,000



Adrienne Doucet
280-8683



209 Marquette Drive
Lafayette 70503
5 bed 3 bath 2,805 SF
\$430,000



Kristi Guillotte
354-5230

LUXURY LISTING



193 Doctor Charlie Drive
Opelousas 70570
5 bed 6 bath 6,520 SF
\$1,549,999



Jenny Hale
278-6728

LUXURY LISTING



203 Ravine Run Drive
Lafayette 70506
5 bed 4.5 Bath 4,624 SF
\$624,900



Michelle McCurley
322-1978



405 Marjorie Blvd
Lafayette 70503
4 bed 3.5 bath 5,835 SF
\$1,650,000



Melissa White
288-1313



205 Oak Park Court
Belle Chasse 70037
4 bed 2.5 bath 4,098 SF
\$999,000



Carolyn
Mahtook Lasseigne
298-7222

325 Settlers Trace, Suite 100, Lafayette, LA, 70508



*Back row: Michael "Buck" Billeaud, Mitch Landry, Chris Afeman, Jean-Paul Coussan
Front row: Sara T. Zuschlag, Phil Boudreaux, Emily Tate, Steven T. Ramos*

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COMPLETE TITLE

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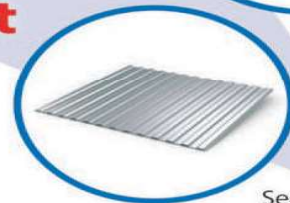
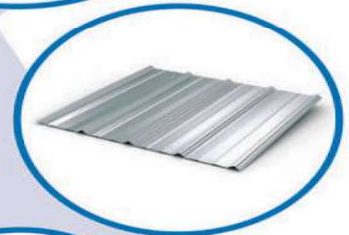
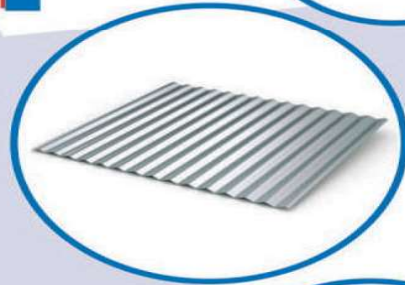
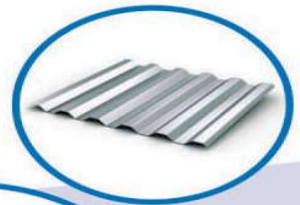
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Agave Mexican Grill 1919 Kaliste Saloom
Albertson's 4400 Ambassador Caffery
Albertson's 2678 Johnston St
Albertson's 2863 Ambassador Caffery
Alesi's 4110 Johnston St
Another Broken Egg 112 Promenade Dr. #100
Bassett Furniture 501 Acadiana Mall Dr.
Borden's 1103 Jefferson St
Breaux's Mart 2600 Moss St
Brocante 1409 E. Broussard Road
Burger King 1500 Johnston St
Century 21 Action Realty 4023 Ambassador Caffery Pkwy Suite 110
Champagne's 454 Heymann Blvd
Chevron 3939 W. Congress
Chevron 1611 Bertrand Dr.
Chevron 1011 E. University
Chevron 4311 Johnston St
Chevron (Gloria Switch). 104 E. Gloria Switch Rd
Chevron Food Mart 2727 Verot School
Chevron Gas and Go. 206 Ambassador Caffery
Chris's Poboys 1941 W. Pinhook Rd.
Circle K 4400 Johnston St
Circle K 615 W. University
Circle K 1802 Eraste Landry Rd
Circle K 3806 Ambassador Caffery
Circle K 624 E. Kaliste Saloom
Circle K 3003 Kaliste Saloom
Citgo Food Express 2133 Kaliste Saloom
Coldwell Banker Pelican Real Estate. 806 E. St Mary Blvd.
Corner Pantry 801 Foreman Dr.
Cornerstone Realty 120 Rue Beauregard
Cracker Barrel/Circle K 409 E University
Cracker Barrel/Circle K 3201 Johnston St
Cracker Barrel/Circle K 724 Eraste Landry Rd
Cracker Barrel/Circle K 1700 N. University
Cracker Barrel/Circle K 105 W. Gloria Switch Rd
Cracker Barrel/Circle K 3332 W. Pinhook Rd
Cracker Barrel/Circle K 406 Ambassador Caffery
CVS 1315 Moss St
CVS 4406 Johnston St
CVS 705 Bertrand Dr.
CVS 111 Westgate Rd
CVS 3754 Moss St
CVS 1920 Kaliste Saloom
CVS 5044 Ambassador Caffery
CVS 3604 Pinhook Rd
CVS 1326 W. Pinhook
Deano's 305 Bertrand Dr.
Deano's South 2312 Kaliste Saloom Rd.
Don's Seafood Hut 4309 Johnston St
Doug Ashy Building Materials. 4950 Johnston St

Doug Ashy Building Materials 1601 Verot School Rd
Downtown Post Office 101 Jefferson St.
Dr. Curtis Roy DDS 3703 Johnston St
Drug Emporium. 505 Bertrand Dr.
Dwight W Andrus Real Estate 500 Dover Blvd.
Dwyers 323 Jefferson St
Edies 1400 W. Pinhook Rd.
Exxon (M and M) 101 S. College
EZ Laundry 4100 Johnston St #B
Fresh Pickins 907 Kaliste Saloom Rd
Gambino's 3801 Johnston St
Gary's Grocery 104 Lamar St.
Ground Pat'i 2303 Johnston St.
Ground Pat'i 2512 Kaliste Saloom Rd.
Grub Burger Bar. 1905 Kaliste Saloom
Heleaux's 3002 Verot School Rd
Hit and Run 6777 Johnston St
Iberia Bank 2602 Johnston
Iberia Bank 5100 Johnston St
Indulge 1921 Kaliste Saloom Rd. #111
JL Real Estate 304 La Rue France
Jak's Donuts 3200 Verot School Rd.
Johnston Street Java. 3123 Johnston St
Judice Inn 3134 Johnston St
Keaty Real Estate Company 350 Doucet Road Suite B
Keller Williams Realty 900 S. College Road #100
Kevin Guidry Produce 3619 Moss St
Key Property Management 719 Coolidge
Lafayette Airport 200 Terminal Dr
Lafayette Chamber of Commerce 804 East St Mary
Lafayette General Hospital 1214 Coolidge
Lafayette Heart Hospital 1105 Kaliste Saloom
Lafayette Parish School Board 113 Chaplin Dr.
Lafayette Surgical Hospital 1105 Kaliste Saloom
Lagneaux's Seafood 445 Ridge Rd.
LaPagua Mexican. 5425 Johnston St.
McGee Scott 850 Kaliste Saloom Rd., Ste 111
M & S Grocery 2720 Louisiana Ave.
Marcello's 2800 Johnston St.
McAlister's Deli 4409 Ambassador Caffery
McGinn Real Estate Agency 800 Brentwood Blvd.
Meche's Donuts 402 Guilbeaux
Minute Med 2912 Johnston St
Oil Center Post Office 1031 Coolidge Blvd.
Old Tyme Grocery 218 W. St Mary
Par Realty 1223 Camellia Blvd.
Pats Down Town 107 E Main St
Paul Michael Company 1800 Kaliste Saloom
Picante Mexican. 3235 NW Evangeline Thruway
Pimon Thai 4652 Johnston St
Prejeans 3480 N E Evangeline Thru
Racetrac 1600 Ambassador Caffery
Racetrac 201 Ambassador Caffery
Racetrac 5100 Ambassador Caffery
Race Trac #2466 2433 W. Congress St.

Race Trac #487 1001 NE Evangeline Thruway
Raceway 5770 Johnston St
Rayne State Bank 410 West University
Rayne State Bank 503 Guilbeau Rd
Rayne State Bank 410 Kaliste Saloom
Red's Health Club 301 Doucet
Regional Medical Center 2810 Ambassador Caffery
Regions Bank. 2901 Johnston St
Remax Realty 114 Curran St
Rouse's 601 Bertrand Dr.
Rouse's 6136 Johnston St
Shell 3755 Ambassador Caffery
Shell 1551 Evangeline Thruway
Shell 1400 W. Pinhook Rd.
Shell (Hit n Run) 2444 W. Congress St
Shell Complete Stop 2200 Kaliste Saloom
Shoe La La/Le Jour Couture 1921 Kaliste Saloom #119
Shop Rite 237 Doucet Road
Shop Rite 2400 W. Congress
Shop Rite 4000 W. Congress
Shop Rite 2301 Ambassador Caffery
Shop Rite 1900 Dulles Dr.
Shop Rite 1110 N. University
Shop Rite 3555 N. University
Shop Rite 301 Verot School Rd
South Branch Library 6101 Johnston St
South End Country Mart 7212 Johnston St
Southern Lifestyle Realty 1100 Camellia Blvd. Suite 201
Starbucks 5709 Johnston St
Stripes #5210 911 Ambassador Caffery Pkwy.
Stripes #5215 3300 Ambassador Caffery Pkwy.
Subway 2008 Johnston
Super One Foods 3747 Ambassador Caffery
Super One Foods 920 W. Gloria Switch Rd
Super One Foods #627 215 W. Willow St.
Tampicos 5713 Johnston St
T-Coons Restaurant 1900 W. Pinhook
Teche Drugs 509 Jefferson St.
Texaco 2700 N. University
Texaco 120 Pont Des Mouton
Texaco 2733 W. Pinhook Rd
The Acadiana Advocate. 815 Johnston St
Tokyo Sushi 3511 Ambassador Caffery
Van Eaton & Romero 2000 Kaliste Saloom Road #101
Van Eaton & Romero. 6 Degaulle Sq.
Venus Construction 151 Industrial Pkwy.
Walgreens 2822 Ambassador Caffery
Walgreens 920 W. Gloria Switch Rd
Whole Foods 4247 Ambassador Caffery
Williams Realty Group 415 S. Pierce St
Zea's 235 Doucet Rd.
Zeus 4100 Johnston St #A

**ABBEVILLE**

Chevron.....2024 Veterans Memorial Hwy
Conoco.....3146 Veterans Memorial Hwy
Giant Buffet.....3032 Veterans Memorial Hwy
Kathy Dyson Realty.....203 S. St. Charles St.
Robies Grocery.....604 S. State St.
Shop Rite.....520 W. Summer Dr.
Super Foods.....2720 Rodeo Dr.
Valero.....300 Veterans Memorial Hwy

BREAUX BRIDGE

Angelle's Burgers.....110 E. Bridge St
Cajun Donuts.....125 Courthouse Dr.
Doug Ashy Building Materials.....1801 Rees St
Food n Fun.....156 W Mills Ave
Food n Fun.....2210 Grand Point Hwy
Hebert's Grocery.....218 S. Main St
Rees St Market.....241 Rees St
Shell.....2129 Anse Broussard Rd
Shell Complete Stop.....215 W Mills Ave
Texaco Travel Plaza.....2116 Anse Broussard Rd
Valero.....2021 Rees St

BROUSSARD

Billeaud's.....111 E. Main St
Brandon E. Breaux Real Estate 124 North Morgan Ave.
CC's Coffee House.....6422 Ambassador Caffery
Chamber of Commerce.....108 Broadview Dr.
Corner Marker Stop 2.....3111 Hwy 90 East
Garber-Seaux Real Estate.....443 Garber Road
Hook n Boil.....209 N. Morgan Ave.
J.J. Pizza.....615 Albertson Parkway
No Good Son's BBQ.....1000 Albertson Parkway
Shell.....1240 Albertson Parkway
Shop Rite.....4108 Hwy 90 East
Sunrise Donuts.....807 Albertson Parkway #D
WALGREENS.....105 St. Nazaire Rd
Y Not Stop.....6920 Ambassador Caffery Parkway

CARENCRO

Champagne's Grocery.....701 Veterans Dr
Chevron.....926 Veterans Dr
Meche's Donuts.....4102 N. University

CROWLEY

Chevron.....530 North Eastern
Chevron.....731 Odd Fellows

China Dragon.....1703 North Parkerson
Core Realty.....1317 N. Parkerson Ave.
Crowley Courthouse.....500 N. Parkerson
Crowley Post Office.....123 East 3rd St
Exit 80 Travel Plaza.....2011 North Cherokee
Feezos.....2111 North Cherokee
Frost's.....228 North Avenue G
Lagrange's.....620 South Eastern Ave
Race Way.....2435 N. Parkerson
Rice Palace.....2015 North Cherokee Dr
Shop Rite.....525 S. Parkerson
Shop Rite.....2597 N. Parkerson
Shop Rite- Chevron.....2600 N. Parkerson
Vanilla Bean.....414 North Parkerson

DUSON

Big D Travel Plaza (I-10 Exit).....400 Austria Rd
Champagne's Market.....9103 Cameron St
I-10 Duson Travel Center (I-10 Exit) 257 Austria Rd
Lucky Deuces (I-10 Exit).....3002 Daulaut Dr.
Shell Station.....9107 Hwy 90
Shop Rite/Tobacco Plus.....Duson Exit

GRAND COTEAU

Chevron Food Mart.....106 Martin Luther King Dr.
M & M Exxon.....412 Martin Luther King Dr

HENDERSON

Bayou Belle Truck Stop.....2924 Grand Point Hwy
Diesi Little Capital.....2939 Grand Point Hwy
Hebert's Grocery.....1046 Henderson Hwy
Henderson I-10 Exxon.....2987 Henderson Hwy
Myers Quick Stop.....3002 Grand Point Hwy
Shell Hit n Run #10.....2999 Grand Point Hwy

KAPLAN

Economart.....801 Hwy 14
Food n Fun.....1118 Hwy 14
Larry's Superette.....1313 Hwy 14
Piggly Wiggly.....608 Hwy 14
Valero.....501 Hwy 14

MAURICE

Economart.....8311 Maurice Ave
Ray's.....8500 Maurice Ave
Soops Restaurant.....8218 Maurice Ave

NEW IBERIA

Cracker Barrel/Circle K.....218 N. Lewis St

Dauterive Hospital.....600 N. Lewis St
Doug Ashy Building Materials 3206 Old Spanish Trail
Duffy's.....1106 Center St
Economart.....319 Emile Verret Rd
Exxon (M and M).....3002 Hwy 14
Food n Fun.....1426 Center St
Food n Fun.....3003 Hwy 14
Food n Fun.....203 N. Lewis St
Food n Fun.....100 Marie St
Hong Kong Buffet.....1201 E. Admiral Doyle Dr.
Iberia General.....2315 E. Main
McGee Scott Realty.....222 Fulton St.
Meche's Donuts.....403 St Peter St
Pennywise.....1512 Weeks Island
Raceway.....2800 Hwy 14
Shop Rite/Tobacco Plus.....1005 E. Admiral Doyle
Simineauds.....1502 E. Main St
Simineaud's.....623 E. Admiral Doyle Dr.
Spanish Lake Shell.....2518 Old Spanish Trail
Super One Foods.....939 S. Lewis St
Valero.....2709 E. Main St
Valero.....601 E. Admiral Doyle Dr.
Victor's Café.....109 E. Main St

OPELOUSAS

Benny's Grocery.....806 S Union St
Hebert's Texaco.....4932 I-49 Service Rd
Kelly's Country Meats.....1531 S Union St
Piggly Wiggly.....8410 Hwy 182
Piggly Wiggly.....1305 Heather Dr.
Rays.....6028 S Union St
Shop Rite.....2411 S. Union St
Tourist Information Center.....950 E Landry
Shell Food Mart.....1312 Cresswell
Van Eaton and Romero.....2974 S. Union St.
Mama's Fried Chicken.....508 E. Landry St.
Mama's Fried Chicken.....2307 Jake Dr.

RAYNE

ALC Real Estate.....308 N Adams Ave
Champagne's Grocery.....500 South Adams
Chevron I-10.....1045 Church Point Hwy
Doug Ashy Building Materials.. 302 E Texas Ave
Frog City #2 Store.....1418 N Polk
Gabe's.....1410 The Boulevard
Rayne State Bank.....200 South Adams

Shell.....1044 Church Point Hwy
Shop Rite.....800 The Boulevard
Texaco.....1421 The Boulevard
Trahan Foods.....601 North Arenas

SCOTT

Chevron Food Mart.....700 I-10 Frontage Rd
More 4 Less.....5646 Cameron St
Cracker Barrel/Circle K.....1806 St Mary
Don's Specialty Meats.....730 I-10 S. Frontage Rd.
NuNu's.....1410 St Mary
Feezo's Restaurant.....720 I-10 Frontage Rd
Piggly Wiggly.....5525 Cameron St
Super One Foods #643 200 Destination Pointe Ln.
The Best Stop.....615 Highway 93
Walgreens.....5416 Cameron St

ST MARTINVILLE

Bucks Quick Stop.....1133 N Main St
Cade's Supermarket.....2030 N. Main St
Cash Saver.....1714 S. Main St
Food n Fun.....1700 S. Main St
Hwy 31 Truck Stop.....7030 S Main St
Joyce's Supermarket.....1620 S. Main St
Shop Rite.....312 N. Main St
The Ville.....817 Resweber

SUNSET

Janice's.....147 Oak Tree Park Dr.
Café Josephine.....818 Napoleon Ave.
Chicory's Coffee
& Café.....219 E. Martin Luther King Dr.

YOUNGVILLE

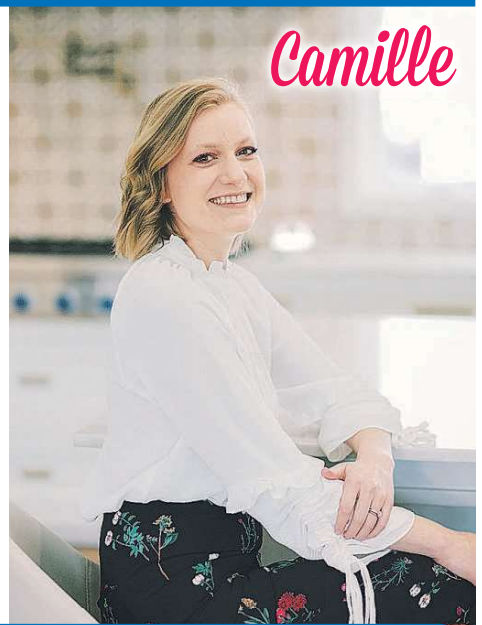
C.C.'s Coffee.....208 Centre Sarcelle Blvd. #100
Corner Market.....1505 C Ambassador Caffery
Cracker Barrel/Circle K.....1420 Fortune Rd
Cracker Barrel/Circle K.....3900 Verot School Rd
CVS.....2910 E. Milton Ave
NuNu's Grocery Store.....509 Hwy 89
Ray's Chevron.....3217 E. Milton Ave
Rouse's.....2900 E. Milton Ave
Sugar Mill Pond Office.....101 Waterview Rd
Super One Foods.....1500 Bonin Rd
Tobacco Stop.....1000 Hwy 89

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Stacey

As a mother-daughter duo, Stacey and Camille understand the family's current and changing needs. After completing her education at Tulane University, Stacey lived in Baton Rouge for several years, owning her own retail business as well as working in the legal and construction business. However, she longed to return home to Acadiana. It is her love for our unique culturally diverse area, along with helping people realize their dreams that made real estate a natural fit for Stacey. Camille grew up watching her mom get people into their dream homes and helping to create a sense of home for their families, following in her footsteps. Together they work to negotiate the best price and terms for you, ensuring that you understand the home buying and/or selling process. Whether you are looking to buy or sell, with their accomplished skills in leadership and problem solving, they understand your desires and needs. Professional business ethics and Client Interest First are what you can expect from them!



Camille

The 7 Common Mistakes Home Sellers Make

Avoiding these mistakes is not that difficult. There are plenty of resources online and professionals who are here to help you step over the pitfalls. Do the research early, and listen to sound advice from the experts. Sell well.

Mistake 1: Putting the home on the market before it's ready.

Most times this happens because sellers get impatient or are procrastinators and has pushed themselves up against a moving deadline without getting the pre-sale work done. So it comes on the market with the horrible carpet (that gets replaced during the marketing of the home); or they are painting it while it goes on the market. Presentation is everything -- so get the work done before marketing the property.

Mistake 2: Over improving the home for the neighborhood.

This happens with additions, bump outs, and upgrades that make the home stick out from among its competitors so much that it's an anomaly, instead of a nice addition to the community.

Mistake 3: Pricing the home based on what the seller wants to net.

This pricing strategy always ends in failure. Sellers can control the "asking" price, but they don't control the "sales" price. The market does. It doesn't matter what the seller wants, the price is determined by the black-and-white, matter-of-fact reality of the market.

Mistake 4: Hiring an agent based on non-business factors.

Make sure you're hiring a professional with a proven track record. It might be nice to hand over your largest asset to your nephew who just got his license --but make sure he has a mentor to keep your deal from going south.

Mistake 5: Getting emotionally involved in the sale of the home.

This is one of the biggest challenges home sellers face when putting their house on the market. Once you decide to sell your house, it's no longer a home, but a commodity. It needs to be prepared as a commodity, marketed as a commodity, and priced as a commodity. It doesn't matter what you "want," only what the market can bear on pricing. People are going to come in to kick the tires, so to speak, and you can't get emotional about how they may or may not appreciate the nuances of your home of 12 years.

Mistake 6: Trying to cover up problems, or not disclosing them.

Most states have a property disclosure/disclaimer form -- use it wisely. Just because you disclaim doesn't mean you cannot be sued later for the leaky basement, or dilapidated heating/air system that's discovered 30 days after settlement.

Mistake 7: Not getting your ducks lined up before trying to sell.

This would involve financing, reading the fine print on your current mortgage to ensure no pre-payment penalties, not listening to the particulars of your local market, etc. If your local market is dictating lower home prices, then avoiding these mistakes is not that difficult.



STACEY ARCENEUX TEAM

REAL EXPERIENCE • REAL RELATIONSHIPS • REAL ESTATE

Stacey cell: 337-257-7234 • office: 337-233-9700
Camille cell: 337-254-0978



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