

Amenities List

Main House

- 4 beds/3 baths
- 2,841 SqFt
- Central vacuum
- Wood burning fireplace
- Commercial refrigerator and freezer
- Whole house water softener

Guest House

- 2 beds/4baths/office/dining, billiard and media rooms
- 3,029 SqFt (pool area not included)
- Built in 1978 and built around the pool
- Saltwater pool (heated) & 12 feet at deepest
- Whole house water softener
- 2 chandeliers in billiard room are reserved

Barndominium

- 4 Rooms / 3 Baths
- 1,919 SqFt
- Own septic system
- Easily can be converted back to barn
- Extensive storage upstairs

Amenities List

Workshop

- 3,195 SqFt
- 3 phase wiring added by current owners
- Separate electric meter
- 1 ton overhead crane
- Oilfield equipment available for separate purchase

Outdoor Kitchen

- Circular with copper roof
- commercial sink & rotisserie

Grounds

- All slate roofs
- All copper awnings and gutters
- All windows 3 years young
- Rose gardens
- Underground drainage
- Pecan, peach, fig, lemon, satsuma, grapefruit trees
- 2 sewer treatment plants: 1 for main house and lift station from guest house to main
- 2 electric meters: 1 for 3 “houses” and 1 for workshop
- 500 gallon fuel tank for general use

Pond & Pavilion

- Bass and brim
- Crane to lower a small boat
- Separate bathroom house
- Slow leak – can be repaired

The Little Details

Address: 893 I-49 S Frontage Road, Sunset

Service	Company	Average Monthly Expense
Electricity	Entergy	\$2,100
Water	Water Well	
Sewer	Septic	
Gas	None	
Garbage	St Landry	n/a
Pool	Salt Water (self maintenance)	
Landscaping		
Alarm		
Cable	Allen's TV	\$212
Phone/Internet	Allen's TV	included
Pest Control		
Homeowner's Insurance		
Flood Insurance		

Homeowners Association Info

\$ 0 per n/a

Contact Info:

Garbage Pick-up Schedule: Sunday & Wednesday

Year Built: 1962-1978

Age of:

Roof: 1978

Water Heater: _____

HVAC: _____ (# of units: _____)

