

138 Comanche Trail

A WATERFRONT RESIDENCE ON SETTLERS POINT

5 BEDROOMS | 4 BATHS | 1 OFFICE | 3 CAR GARAGE



i. Waterfront Setting

- Inside **Poverty Point Reservoir State Park**
- Cul-de-sac point lot with full lake views and remarkable sunsets
- **50-foot dock** with two boat slips
- Reinforced rock shoreline supporting native wildlife
- Golf cart access to **Black Bear Golf Club**
- Gated subdivision (Settlers Point), secured nightly at 8 PM
- Custom flower beds around the home

ii. Architecture & Interior Character

- **20-foot stone fireplace** with locally sourced cypress mantle
- Cathedral ceilings with dormers; 14.7-ft dining ceiling with cedar beams
- 10-foot arched bookcases flanking the hearth
- Oak floors throughout; limestone in primary suite and office
- Handmade zellige tile and Kohler cast-iron tubs in baths
- Custom white oak cabinetry & quartz countertops throughout
- Tongue-and-groove ceilings in dining and on porches
- Old Thomasville factory brick laid in herringbone
- Bunk room with secret door to finished room over garage
- Hunter Douglas shades; Ireland-made library and pulley lights



iii. Kitchen & Entertaining

- **10' island** with large single basin Silgranite sink
- Scullery / serving pantry built for hosting
- Fulgor Milano 36" gas range, six burners
- Restaurant-style vent hood & pot filler
- LG Studio fridge/freezer; Bosch dishwasher; beverage fridge
- Reverse osmosis water; Hunter and MinkAire fans

iv. Outdoor Living & Practical Features

- Covered **herringbone brick patio**
- Retractable patio shades, rated to 88 mph winds
- Mud room with herringbone brick pavers
- Three-car garage with EV charger and LiftMaster doors
- Driveway expanded for parking up to ten vehicles
- LG washer/dryer downstairs; LG fridge in laundry room; LG washer/dryer upstairs
- Andersen composite windows throughout
- Foam insulation, walls and ceilings (50% excess)
- Four Rudd central A/C units
- Two on-demand water heaters
- Generator-ready gas connections (Generac)
- Storage closet under stairs; Kohler toilets, Delta fixtures

Complete Property Index

A full record of materials, systems, and finishes



v. Floors & Ceilings

- Oak floors in all living areas, downstairs and upstairs
- Limestone floors in primary bedroom and office/bedroom downstairs
- Ceramic tile in two upstairs baths
- 20-foot cathedral living room with dormers
- 14.7-foot peaked dining ceiling, tongue-and-groove with cedar beams
- 10-foot ceilings throughout downstairs
- 9-foot ceilings throughout upstairs
- Tongue-and-groove ceilings on dining, front porch, and back porch

vi. Bathrooms & Plumbing

- Zellige tile in all baths (tub and shower surrounds)
- Large Kohler cast-iron tub in primary bathroom
- Medium Kohler cast-iron tub in Jack and Jill bathroom
- Kohler toilets throughout
- Delta plumbing fixtures throughout

vii. Kitchen & Appliances

- **10' island** with large single basin Silgranite sink; quartz countertops throughout
- Custom white oak cabinetry on island, open shelves
- Custom painted cabinetry elsewhere in the home
- Custom Irish light fixtures
- Scullery / serving pantry with microwave, sink, beverage fridge, and storage drawers
- Reverse osmosis under sink in scullery
- Fulgor Milano 36" gas range, six burners
- Restaurant-style vent hood; pot filler at range
- LG Studio side-by-side refrigerator/freezer (41 x 83)
- Bosch dishwasher

viii. Laundry & Utility

- LG washer and gas dryer in downstairs laundry
- Full sized LG refrigerator in downstairs laundry
- LG washer and gas dryer in upstairs laundry closet

ix. Built-Ins & Lighting

- Bunk room with secret door to finished room over garage
- Custom upper and lower bunks with shelves and applied moldings
- Library lights custom-made in Ireland
- Custom pulley lights from Ireland on brick pillars between living and kitchen
- Imported Irish sconces in primary bath, office bath, upstairs hall bath, mud room, scullery, and over kitchen open shelves
- Storage closet under stairs
- Finished room over garage

x. Comfort, Climate & Systems

- Four central A/C units (Rudd)
- Two on-demand hot water heaters
- Foam insulation in walls and ceilings, 50% excess
- Hunter Douglas woven wood custom shades throughout
- Hunter ceiling fans throughout interior; MinkAire fan on enclosed patio
- Andersen composite windows chosen throughout due to Louisiana weather conditions
- Generac gas connections installed (generator-ready)

xi. Garage, Driveway & Exterior

- Three-car garage with EV charger
- Driveway purposely widened for parking up to ten vehicles
- Facade is Hardy Board and stone
- Mud room with brick pavers in herringbone pattern
- Two retractable shade screens on patio (88 mph wind rated)
- 50-foot dock with two boat slips
- Heavy-duty garage doors with LiftMaster system
- Custom flower beds around the home
- Architectural roof shingles and metal ribbed roof panels
- Old Thomasville factory bricks on patio, herringbone pattern
- Reinforced rock shoreline supporting native wildlife
- Modern European Farmhouse architectural style

CONFIGURATION

5 bedrooms + office
(or 6 bedrooms)

STYLE

Modern European
Farmhouse

SUBDIVISION

Settlers Point
HOA \$300 / year

UTILITIES

Entergy · Atmos · DirecTV
Maximum Access · East
Richland Water Works