



Attachments Images 32

**Residential**

ML# **2230938** Status **Expired**  
 Listing Type **ERS**  
**1085 FOREST RIDGE LP, Pearl River, LA 70452**  
 Unit #  
 Dwell Type **SGL** List Price **\$195,000**  
 Condition **Vrgd** Orig Price **\$240,000**  
 CityLmt **No** LP\$/SQFT **\$104.56**  
 Parish **St. Tammany** Neighborhood  
 Subdiv **Forest Ridge**  
 Legal Desc **LOT 22 FOREST RIDGE SUB**  
 Bounding St **HWY 1090 aka Militay Road**  
 Directions **FROM MILITARY ROAD TAKE FOREST RIDGE LOOP, TURN RIGHT AT STOP SIGN, HOME ON RIGHT TOWARD THE BACK**

**General Information**

Yr Rem/Ren/Built <b>1996</b>	Elev Cert Avail <b>No</b>	Exterior <b>BR</b>	Bedrooms <b>4</b>
Age Desc 1 <b>RSL</b>	Green Build Cert <b>No</b>	Style <b>TRAD</b>	Baths F/H/Total <b>2 / 0 / 2</b>
Age Desc 2 <b>ORG</b>		Foundation <b>SLA</b>	Apx SqFt Liv Ar <b>1,865</b>
Appx Age <b>23</b>	ADA Features <b>No</b>	Roof <b>SHI</b>	Apx SqFt Ttl Ar <b>2,343</b>
Assoc	Sewer <b>U</b>	Car Storage <b>2,GR</b>	SqFt Source: <b>Architect</b>
Builder	Gas <b>NO</b>	Stories <b>1.0</b>	Lot Desc <b>IRR</b>
Eng Efficient Feat	Electric <b>Cleco</b>	Warranty <b>No</b>	Lot Si <b>99X148X150X144</b>
Water <b>P</b>	WtrFr/Nav	FirePlace <b>Wood</b>	Acres <b>0.00</b>
Ext Features		Patio <b>CO</b>	Lot <b>22</b>
Addl Features <b>CF,EG,PA,TC,HU</b>		Spa	Ttl Units in Cplx
Appliance Inc <b>DS,DW,M,RE,RO</b>		Pool	Apartment <b>Yes</b>
TermCont <b>No</b>	Air <b>1,C</b>	Clubhouse	Comm Ar Maint
Bus Service	Heat <b>1,C</b>	OutBuilding <b>SHED</b>	RrYdVhAc <b>Yes</b>
			Exterior Ins

Public Remarks

**QUALITY CONSTRUCTION, OPEN/SPLIT FLOOR PLAN WITH HIGH CEILINGS, CROWN MOLDING, FIREPLACE & NEWER WOOD LAMINATE FLOORING. INDOOR LAUNDRY ROOM, LARGE LOT, NEVER FLOODED, "X" FLOOD ZONE, BEAUTIFUL FOREST RIDGE SUBDIVISION IN PEARL RIVER FEATURES A POND & UNDERGROUND UTILITIES**

**Rooms Information**

Type	Level	Ceiling	Dimens	Floor	Type	Level	Ceiling	Dimens	Floor
Living	L		20 X 16.6	LA	Dining	L		13 X 11.6	TI
Kitchen	L		25 X 11	TI	Laundry	L		9.3 X 6.4	TI
Primary Bedroom	L		15.6 X 13.6	LA	Bedroom	L		13 X 11.4	CA
Bedroom	L		13 X 12	CA	Bedroom	L		11.6 X 10.6	CA

**Financial Information**

Bond For Deed <b>No</b>	Potent Short Sale <b>No</b>	Lse Purch <b>No</b>	Ownr May Fin <b>No</b>
3rd Party/REO <b>Neither</b>	Home Owner Fee <b>Yes</b>	HO Fee \$ <b>\$240</b>	HO Terms <b>A</b>
	Meas. Appx Not Guaranteed <b>Yes</b>	Sold W Covenants/Restr <b>Yes</b>	Sold As Is WOR <b>Yes</b>

Agent Remarks

**THIS HOME IS OCCUPIED BY THE ELDERLY OWNER. YOU MUST HAVE A CONFIRMED APPOINTMENT TO SHOW.**

**Listing Agent Information**

List Agent <b>ROGEWAND/WANDA F. ROGERS</b>	Agent Phone <b>(985) 710-9797</b>	Agent Fax
Agent Email <b>wanda.notary@yahoo.com</b>	Appt. Contact # <b>985 710-9797</b>	Agent License # <b>0000013117</b>
List Broker <b>TOPPA01/Top Agent Realty, Inc.</b>	Office Phone <b>(985) 265-7099</b>	Office Fax <b>(888) 324-1469</b>
		Office License # <b>0912122974</b>
Internet <b>Yes</b>	IDX <b>Yes</b>	VOW <b>Yes</b>
Comm To Coop Mem Part <b>3 Percent</b>	IDX/VOW AVM <b>No</b>	VOW Cmnts <b>No</b>
List Date <b>11/17/2019</b>	Entered By <b>WFR</b>	Shown By <b>A,L</b>
Showing Instruct	Expire Date	DOM <b>27</b>

Prepared By: **JACKIE MOREL**

Information Deemed Reliable, Not Verified or Guaranteed

Date: **10/16/2020 11:39 AM**

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