



## For Sale 2822 Hwy. 1232, Winnfield, La. 71483



- This is a split level home offering approx. 2,502 sf living area consisting of living/family room with fireplace, breakfast area, office nook, well appointed modern kitchen, 3 bedrooms, 2-1/2 baths, complete wrap around porch on ground level with covered second level rear porch over looking rear yard. Also two covered shed with concrete floors and electrical as well as a detached three (3) car carport area.
- Home is situated on 4.42 acres of land offering opportunity to expand with out buildings if desired.
- Interior floor finishes include hardwood, slate and tile .
- Two (2) a/c units, gas heat gas stove/oven, built-in microwave, dishwasher and garbage disposal.
- Offered at an asking price of \$279,900.00 subject to offers.

E-mail Delaine Yocum at [delaine@alcorgroup.com](mailto:delaine@alcorgroup.com) or call  
The **ALCOR** Group for additional information!

Visit our website for drawings and fliers of other offerings at [www.alcorgroup.com](http://www.alcorgroup.com)

This printable flier & drawing, or copies thereof, are to be used for the sole purpose of marketing the associated property under the marketing agreement(s) between The **ALCOR** Group and the Owners of said properties. The **ALCOR** Group grants permission to all for the use of these productions for the marketing of these properties as herein stated only. As these materials have been developed by The **ALCOR** Group, at its expense and without compensation from anyone, they are and will remain the property of The **ALCOR** Group and the copying or use of these materials by anyone for any purpose, other than herein stated, is strictly prohibited under applicable laws, ethics and regulations governing such issues.

P.O. Box 171 Calvin, La. 71410

### Corporate Office

4430 S. I-10 Service Rd. - Metairie, LA 70001

Office: 504.887.2800 - Fax 504.889.1300

"A FULL SERVICE REAL ESTATE COMPANY"

Licensed By LA Real Estate Commission



Certified  
Property  
Manager

Al Oglesby, CCIM, CPM®, CEA



Individual  
Member



Rear view of home



Rear yard as seen from second floor covered balcony area

P.O. Box 171 Calvin, La. 71410

**Corporate Office**

**4430 S. I-10 Service Rd. - Metairie, LA 70001**

**Office: 504.887.2800 - Fax 504.889.1300**

**"A FULL SERVICE REAL ESTATE COMPANY"**

**Licensed By LA Real Estate Commission**



Certified  
Property  
Manager

Al Oglesby, CCIM, CPM®, CEA



Individual  
Member





Second level rear balcony area



Living/Family room with fireplace

P.O. Box 171 Calvin, La. 71410

**Corporate Office**

**4430 S. I-10 Service Rd. - Metairie, LA 70001**

**Office: 504.887.2800 - Fax 504.889.1300**

**"A FULL SERVICE REAL ESTATE COMPANY"**

**Licensed By LA Real Estate Commission**



Certified  
Property  
Manager

Al Oglesby, CCIM, CPM®, CEA



Individual  
Member



Well appointed Kitchen



Eat-in Kitchen area

P.O. Box 171 Calvin, La. 71410

**Corporate Office**

**4430 S. I-10 Service Rd. - Metairie, LA 70001**

**Office: 504.887.2800 - Fax 504.889.1300**

**"A FULL SERVICE REAL ESTATE COMPANY"**

**Licensed By LA Real Estate Commission**



Certified  
Property  
Manager

Al Oglesby, CCIM, CPM®, CEA



Individual  
Member





Office Nook



Master Bedroom

P.O. Box 171 Calvin, La. 71410

**Corporate Office**

**4430 S. I-10 Service Rd. - Metairie, LA 70001**

**Office: 504.887.2800 - Fax 504.889.1300**

**"A FULL SERVICE REAL ESTATE COMPANY"**

**Licensed By LA Real Estate Commission**



Certified  
Property  
Manager

Al Oglesby, CCIM, CPM®, CEA



Individual  
Member



Bonus Room

P.O. Box 171 Calvin, La. 71410

**Corporate Office**

**4430 S. I-10 Service Rd. - Metairie, LA 70001**

**Office: 504.887.2800 - Fax 504.889.1300**

**"A FULL SERVICE REAL ESTATE COMPANY"**

**Licensed By LA Real Estate Commission**



Certified  
Property  
Manager

Al Oglesby, CCIM, CPM®, CEA



Individual  
Member