

134 COMANCHE TRAIL
DELHI | RICHLAND PARISH, LA
\$585,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

134 COMANCHE TRAIL

PROPERTY PROFILE

LOCATION:

- 134 Comanche Trail
Delhi, LA 71232
- Richland Parish
- Lakefront on Poverty Point Reservoir
- 1.5± Miles S of Black Bear Golf Club
- 3± Miles N of I-20
- 12± Miles E of the
Meta AI Data Center
- 15± Miles W of the Tensas
National Wildlife Refuge
- 42± Miles E of Monroe

COORDINATES:

- 32.50859, -91.4879

TAX INFORMATION:

- Parcel 0100300594

PROPERTY USE:

- Residential
- Fishing
- Investment

PROPERTY INFORMATION:

- 0.76± Acres
- 3,128± SqFt Home
- Built in 2017
- 3 Bedrooms/2.5 Baths
- Gas Fireplace
- Granite Counters
- Custom Cabinetry
- Mudroom
- Screened-In Porch with Lake Views
- 2-Car Enclosed Garage
- Two Beautifully Maintained Lots
- 250' Lake Frontage



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CHAD MORGAN

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 134 COMANCHE TRAIL

TAKE ADVANTAGE OF A RARE OPPORTUNITY TO OWN A SPACIOUS, CUSTOM-BUILT LAKEFRONT HOME ON THE TRANQUIL SHORES OF POVERTY POINT RESERVOIR, IN DELHI, LOUISIANA. Set across two beautifully maintained lots, 134 Comanche Trail offers a thoughtfully designed home with 250± feet of prime lake frontage, peaceful water views, and a seamless blend of comfort, function, and timeless style.

Built in 2017, the Richland Parish home spans over 3,128± square feet with three bedrooms, two full baths, and one half bath. The open-concept floor plan is filled with natural light; from the moment you arrive, you'll notice the soft, neutral palette that provides a calm, inviting backdrop for any décor style. The generous main living space is anchored by a cozy gas fireplace, creating the perfect gathering space for relaxing and entertaining guests.



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MORE ABOUT 134 COMANCHE TRAIL

A stunning kitchen is located at the heart of the home and is equipped with custom maple cabinetry, durable granite countertops, and ample storage to delight any home chef. Whether hosting a holiday meal or enjoying a quiet breakfast with a view, the layout is ideal for everyday ease and special moments. A spacious mudroom offers a practical drop zone, and a large flex room provides additional space for an office, media room, play area, or fourth bedroom.

Step outside to the screened-in porch, where you will find a peaceful retreat to soak in waterfront sunsets, sip your morning coffee, or enjoy evening breezes bug-free. The double-lot setting adds privacy and space for future enhancements such as a garden or play space.

Whether you're casting a line at sunrise, golfing in the afternoon, or enjoying lakefront views from your porch, this home offers a lifestyle of beauty, comfort, and recreation. Properties like this—on the water, move-in ready, and located in one of Northeast Louisiana's most scenic and active lake communities—are rare.

To schedule a personal tour, call Chad Morgan today!



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ATTRACTIONS IN THE AREA

POVERTY POINT RESERVOIR: A RECREATIONAL GEM

Poverty Point Reservoir is a 2,700± acre manmade lake renowned across the region for exceptional crappie, bass, and catfish fishing. The lake is also a hotspot for boating, kayaking, paddleboarding, and wildlife viewing, making it a perfect setting for anyone who loves the outdoors. The nearby Poverty Point Reservoir State Park includes hiking trails, birdwatching platforms, and a public beach area for family fun.

BLACK BEAR GOLF COURSE

Golf enthusiasts will love being just minutes from Black Bear Golf Club, ranked among the top public courses in Louisiana. This 18-hole championship course offers lush fairways, scenic water hazards, and a driving range, as well as a full-service clubhouse, restaurant, swimming pool, and tennis courts—perfect for relaxing after a morning on the lake or course. Black Bear was ranked one of GolfWeek's Best Courses for seven consecutive years and named as a Golf Digest America's Best New Course in 2007.



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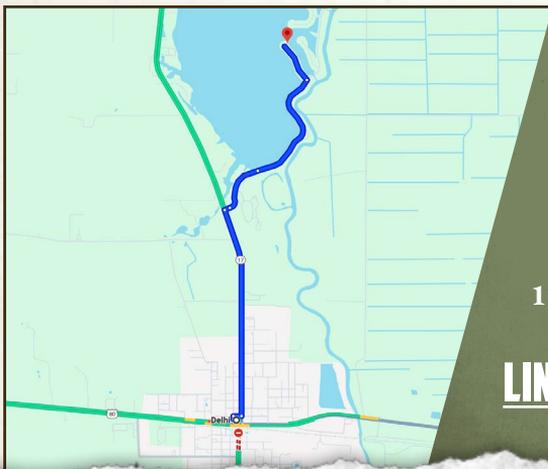
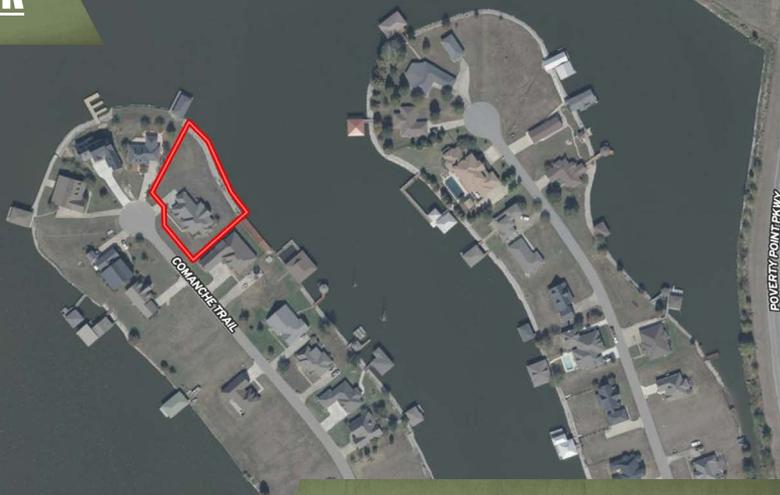
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Directions From Delhi, Louisiana:
Travel 1.8 miles north on LA-17.
Turn right on Poverty Point Parkway
and continue 1.5 miles. Turn left on
Comanche Trail and proceed 0.3 miles
to the property on the right.

Physical Address:
134 Comanche Trail | Delhi, LA 71232

[LINK TO GOOGLE MAP DIRECTIONS](#)



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