



# PLAQUEMINES MASTER-PLANNED COMMUNITY



**BUY NOW. BUILD LATER.**

- TRADITIONAL LOTS
- VILLA LOTS
- ESTATE LOTS
- GREEN SPACE

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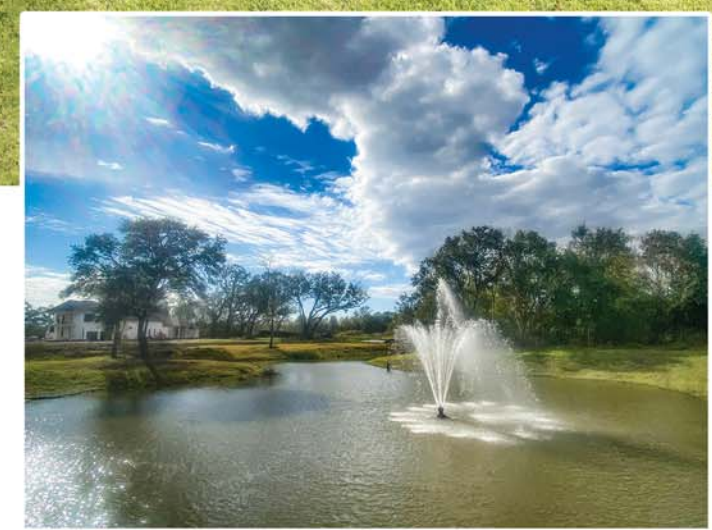


Plaquemines has always been a sportsman's paradise and a great place to live, work, and play. It is known for solid government, low tax rates, and highly-ranked schools. The Parks of Plaquemines is located off Woodland Highway in Belle Chasse, just across the Plaquemines Parish Line. FEMA places this area outside the flood zone within two major levee systems for affordable insurance rates. The surrounding area is convenient to excellent shopping, recognized health care facilities, and abundant services.

**KELLY WALTEMATH WALL**  
 Home and Builder Specialist  
 The Kelly Waltemath Group  
 KELLER WILLIAMS Realty Services  
 Licensed in LA  
 Independently Owned and Operated  
 1522 W. Causeway Approach, Mandeville  
 Office 985.727.7000



**SCOTT WALTEMATH**  
 Director of Builder and Lot Sales  
 Associate Broker  
 Classic Property Management Corp.  
 3520 Holiday Drive, Suite A, New Orleans  
 Office 504.364.2350



A David L. Waltemath Development





# LOTS & HOMES

The Parks of Plaquemines is a private neighborhood carved from a wooded area just off Woodland Highway (State Route 406), minutes from the Intracoastal Bridge in Belle Chasse, Louisiana. Aptly named for its rustic, organic surroundings, a welcoming and charming curb appeal is evident to even the casual, first-time visitor.



Under the direction and guidance of Developer David Waltemath (who is widely known for his work in English Turn, The Estates of Northpark, Cypress Park, Green Trails, The Highlands of Santa Maria, and Bedico Creek Preserve), The Parks of Plaquemines has a solid growth plan and is an upscale, master-planned community.



The Parks offers estate lots, traditional, and villa lots, priced from the \$90's to the \$150's.

These luxurious homes are well appointed with gorgeous interior and exterior features, ranging from 1,800's to 5,000+ square feet of living area. They are tastefully designed and custom-built by qualified, respected local builders and are priced from the \$500's to more than \$1 million.



# BUILDERS

Our Preferred Builder Program can help you design and build custom homes on a lot purchased by the homeowner or you can use your own plans and builder with prior approval by the Architectural Control Committee.

You can also buy a lot for the future and build when you're ready. There's never a time limit on building at The Parks.

At the Parks, new homes can be as grand and inspired as your imagination! There are no cookie cutter homes here. So, if you're pondering the options for a well developed, aesthetically appealing neighborhood with exceptional lot choices, beautifully crafted homes and amenities not found in other nearby subdivisions, be sure to visit The Parks of Plaquemines. Never settle for less. Never.

## YOU'LL LOVE THESE AMENITIES IN YOUR OWN BACKYARD

- Beautiful Landscaped Entry with Gate House
- 10 Acres of New Greenspace with Two Community Lakes
- Gated, Limited Access Community
- Charming New Orleans Style Mailboxes and Lighting
- Two Private Neighborhood Parks
- Tot Lot and Playground
- Community Pool and Cabana
- Multi-Use Tennis Court
- Engineered Nature and Walking Trail System
- Generous Neighborhood Green Spaces
- Architecturally Controlled Home Designs
- Professionally Managed Home Owners Association

**\$90's - \$150's LOTS**  
**HOMES \$500's - \$1 Million+**



Superior Location. Gracious Lifestyle. Great Amenities.  
FEMA designates THE PARKS outside the flood zone.  
Top Public Schools rival those of St. Tammany.  
Taxes one third of adjoining parishes.

BUY A LOT NOW.  
BUILD WHEN YOU'RE READY.

