

An aerial photograph of a lake with several small islands and peninsulas. Houses are scattered across the land, some with docks extending into the water. A road runs along one of the peninsulas. The sky is overcast.

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



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# 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
- Agent is Related to the Seller



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**CHAD MORGAN**

LAND SPECIALIST

C: 318-341-2008

O: 318-974-8185

[chadmorgan@smalltownproperties.com](mailto:chadmorgan@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

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# 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!**

*\*Agent is related to the seller.*



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DELHI

RICHLAND PARISH, LOUISIANA



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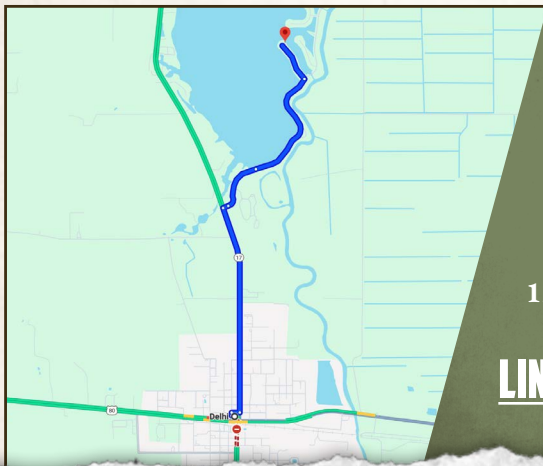
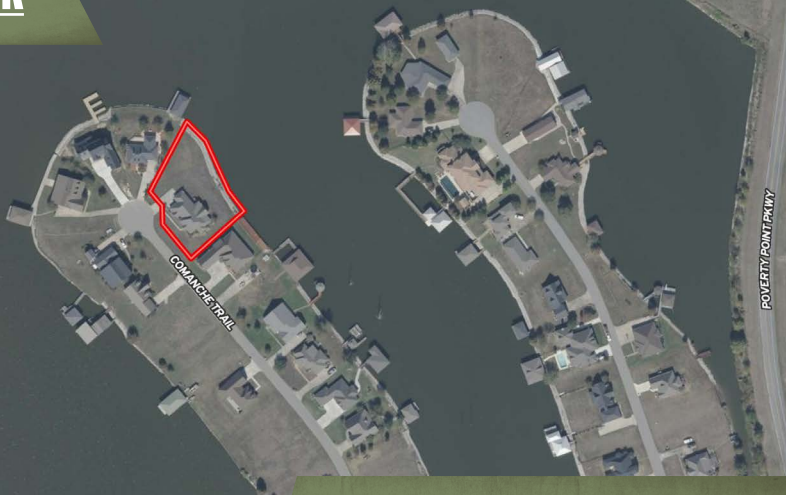
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Directions From Delhi, Louisiana:  
Travel 1.8 miles north on LA-17.  
Turn right on Poverty Point Parkway  
and continue 1.5 miles. Turn left on  
Comanche Trail and proceed 0.3 miles  
to the property on the right.

Physical Address:  
134 Comanche Trail | Delhi, LA 71232

[\*\*LINK TO GOOGLE MAP DIRECTIONS\*\*](#)



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