

## SPECIAL PURPOSE FOR SALE

# THE RIVERS RETREAT

14253 Hwy 190 (Ronald Reagan Highway), Covington, LA 70433



<b>SALE PRICE:</b>	\$1,685,911
<b>ACREAGE:</b>	12.25 Acres
<b>NO. OF BUILDINGS</b>	20
<b>BUILDING SF:</b>	18,000 SF Total (All Buildings)
<b>ZONING:</b>	CB-I - Community Based Facilities District
<b>BROCHURE DATE:</b>	5/20/19

### PROPERTY OVERVIEW

The Rivers Retreat. This turnkey property is a perfect owner-user/occupier with potential income generation and rental history. Includes 12 newly remodeled, fully furnished cabins. Dining hall features dining room with seating for 100, new kitchen appliances and is fully outfitted with cookware and dishes. Conference/meeting room has seating, bar, pull-down screen, TV monitor and more. Two historic outdoor screened pavilions plus laundry facilities. Toy room and full-size workshop. Junior Olympic pool with cabana plus tennis court.

Thirteen park-like acres set on the banks of the Little Tchefuncte's River's white sand beach. All toys and equipment included. Retreat is minutes from historic downtown Covington, museums, shopping and dining. Forty-five minutes to downtown New Orleans! Bring your family and enjoy. Please allow a minimum of 1-1-1/2 hours for full showing.

### PROPERTY HIGHLIGHTS

- 12.25-Acre Retreat Hosts Up To 60 Guests
- Includes 12 Guest Cabins, Conference Center, Dining Hall, Tennis/Basketball Courts, Junior Olympic-Size Swimming Pool, Outdoor Pool Cabana, Large Event Pavilion, Multiple Smaller Community-Gathering Pavilions, Tchefuncte River Sandy Beach, and Ample Green Space
- All Buildings Completely Refurbished
- Retreat Over 100 Years Old!

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**GUEST CABIN INTERIOR - ALL 12 CABINS COMPLETELY REFURBISHED**



**GUEST CABIN INTERIOR**



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**GUEST CABIN**



**GUEST CABIN**



**GUEST CABIN**



**GUEST CABIN WITH ADA ACCESS**

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**4,000 SF EVENT PAVILION**



**EVENT PAVILION INTERIOR**



**FIREPLACE**

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# The Rivers Retreat



## Building Descriptions

### GENERAL USE BUILDINGS

- House/Office—1218 SF, 1 bed/1 bath/living room/kitchen
- Conference Center—1800 SF, Lg. meeting space, bathroom
- Dining Hall/Commercial Kitchen—3630 SF, 1 bathroom
- Event Pavilion—3713 SF, Lg. meeting and wedding/event space
- Gazebo—256 SF, Open air building/sitting area
- Men's Restroom—510 SF, 4 toilets, 3 wash basins
- Women's Restroom—520 SF, 4 toilets, 2 wash basins
- 2 Pool Restrooms/Storage—176 SF, 2 toilets, 2 wash basins
- Laundry Room—210 SF
- 3 Tin Roof Cabanas
- 2 Storage Buildings—456 SF/208 SF
- Pool Equipment Bldg.—100 SF

### CABINS

All cabins have bathrooms and kitchenette hook-ups.

Cabin 1—600 SF

Cabin 2—600 SF

Cabin 3—437 SF

Cabin 4—220 SF

Cabin 5—220 SF

Cabin 6—460 SF

Cabin 7—485 SF

Cabin 8—430 SF

Cabin 9—426 SF

Cabin 10—917 SF

Cabin 11—557 SF

### OUTDOOR AMENITIES

- Junior Olympic Size Swimming Pool—36 ft. x 76 ft.
- 1 Tennis/Basketball Court
- Access to Little Tchefuncte River



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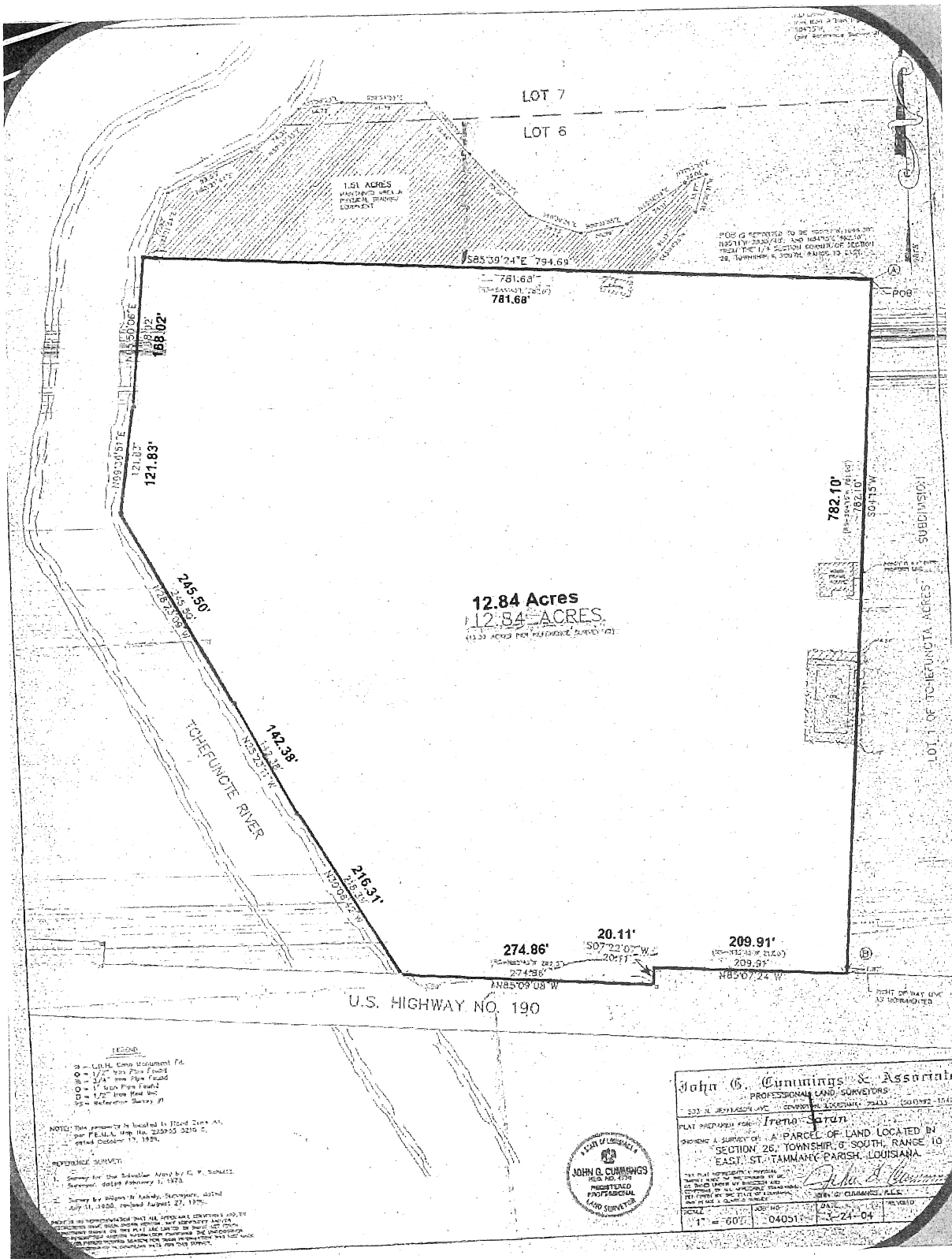
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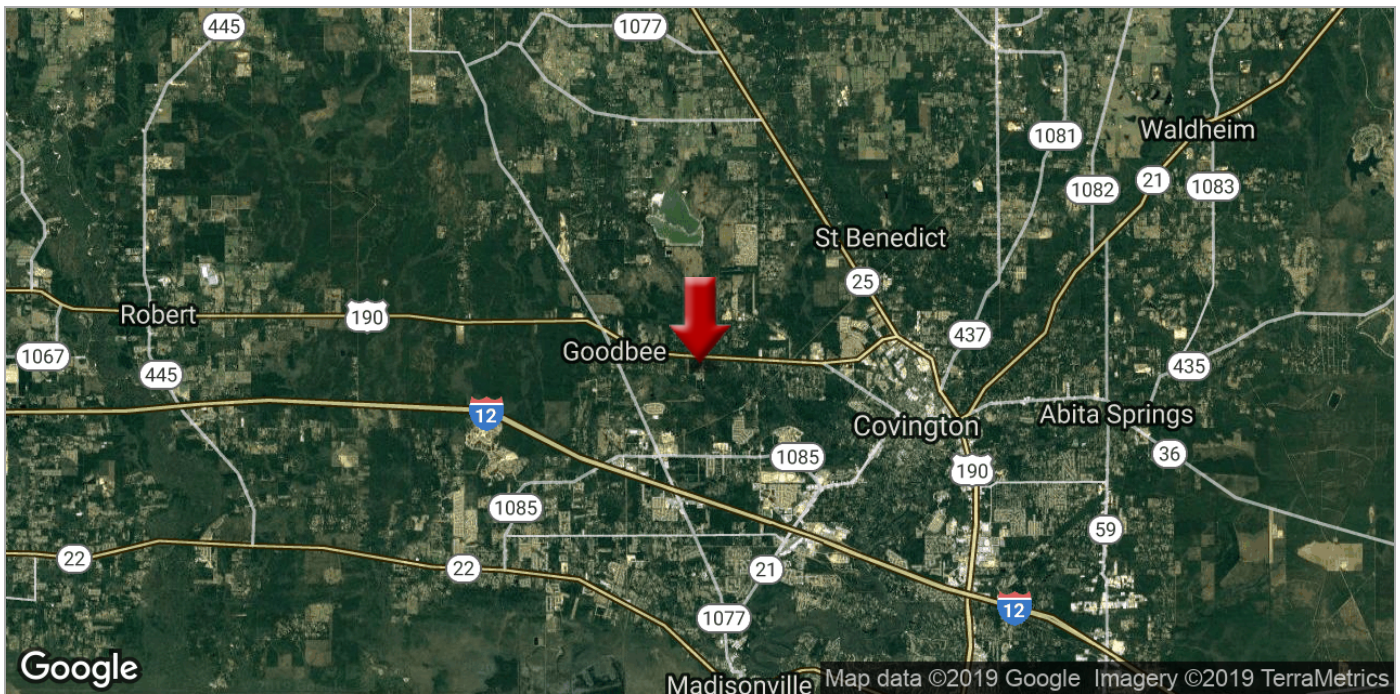




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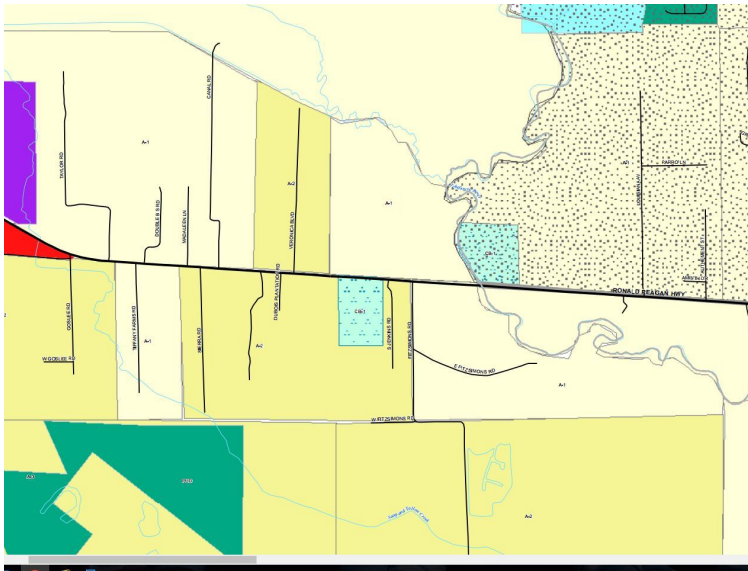
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