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FEATURED HOME
By Angela Carll

Bedico Creek Preserve in Madisonville

Perhaps a new house is in your future for the new year, and if so, be sure to check out the newest offerings in Bedico Creek Preserve in St. Tammany Parish's Madisonville. Bedico Creek is a master planned community, under construction by developer by David Waltemath. (This house is at 308 Seminole Circle, just one of many on the market.)



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The newest neighborhood to open is Heron Point, a gated neighborhood offering water, nature and park views. It has half-acre to four-acre home sites with lots from the \$100,000s to the \$200,000s. Homes start in the \$500,000s and go up to \$1 million plus. Heron Point also has a road and paddle club.

Just after the new year, the Lakeview section is expected to open with its gorgeous lake and water views. These lots are in the \$70,000 to \$100,000 range and offer 10,000 to 14,000 square feet.

"We have 500 plus acres of nature preserve, miles of paved golf cart paths and nature trails, acres

of parks and stocked lakes," said Waltemath. "We also have a gated entrance, a swimming pool, a party pavilion, a fishing pier and a gazebo plus our golf course just opened."

There are six neighborhoods in the development right now with houses of different styles and many of St. Tammany Parish's most-qualified and award-winning builders are constructing houses in the community. Lots run from the mid-\$40,000s to the \$160,000s. Homes for sale start from \$200,000 to over \$1 million. The community is being developed as a nature preserve and wildlife sanctuary with almost 500 acres of parks, green space, and water features used throughout.

"We're fond of saying you can buy one lot and get 500 acres free," commented Waltemath.

Bedico Creek was once a flourishing golf course community on the Northshore of Lake Pontchartrain. Waltemath guided the progress of the now Conservation Community.

"Bedico Creek Preserve's raw land was the perfect backdrop for the only

development type of its kind in St. Tammany Parish," said Waltemath. "My development plan was to carve this Madisonville subdivision into the existing natural habitat and green space of the land instead of cleaning off the land in order to expose land for lots and new homes."

Waltemath added that the natural green spaces, parks, and water features of the neighborhood loaned itself to this type of development. Home buyers seem to have eagerly embraced the concept.

"There are now only seven lots left in the Longview neighborhood," said Waltemath, "and the Estates Neighborhood is in close-out with only two lots left as well."

This unexpected sales pace answered a demand of home buyers who were looking not only for a secluded, private place to live in the middle of a natural habitat, but who still wanted the convenience of the shopping, dining, and entertainment of Covington off of I-12 and the new shopping developments off of Highway 21.

"This has been such a success that I already have plans for three new neighborhoods that will be ready to sell lots or build new or custom homes," said Waltemath.

Waltemath added that BMI Construction, Hurley Homes, and YAR Construction Company have all bought lots and new homes are being built in the \$275,000 to \$300,000 price range with an average of 2,200 square feet.

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About Bedico Creek in Madisonville
Garden/Courtyard lots are \$40,000s to 60,000s; houses are \$250,000 to \$400,000

Longview lots are \$60,000s to \$80,000s; houses are \$340,000s to \$400,000s

Preserve lots are \$70,000s to \$80,000s; houses are \$350,000s to \$400,000s

Estates lots are \$90,000s to \$120,000s; houses are \$400,000s to \$500,000s
Manor lots start at \$120,000s; houses are \$500,000 to \$1 million

Heron Point lots are half-acre to four acres starting at \$100,000; homes are \$500,000 to \$1 million

Lakeview (opening in 2015) lots start at \$70,000

List of builders
A.R.C. Builders
Alternative Design/Build Group
Biggs Harrison Construction Company
BMI Construction, Inc.
Conbeth Development
Estess Contractors
GMI Construction, Inc.
Hurley Homes, LLC
KPM Construction, LLC
Peace Enterprises, LLC
Ron Lee Homes
Solemnity Builders, LLC
YAR Construction Company
Marketing agent: Patricia Lubking
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