

3414 Curtis Lane, Shreveport, Louisiana 71109

MLS#: 21316051 **Active**
Property Type: Residential

3414 Curtis Lane Shreveport, LA 71109
SubType: Single Family

LP: \$450,000
OLP: \$450,000



Also For Lease: N
Subdivision: Angel Oaks
County: Caddo
Country: United States
Parcel ID: [171408000012200](#)
Parcel ID 2: 171408000014300
Lot: 1001 **Block:**
Legal: See Angel Oaks Sub. 171408-031
Unexempt Tx: \$8
Spcl Tax Auth: No
Lst \$/SqFt: \$87.45
Lake Name:
Lse MLS#:
Plan Dvlpm:
MultiPrcl: Yes **MUD Dst:** No
PID:No

Beds: 4 **Tot Bth:** 2 **Liv Area:** 1
Fireplc: 1 **Full Bath:** 2 **Din Area:** 1 **Pool:** No
Half Bath: 0 **Adult Community:**

Smart Home App/Pwd: No

Hdcp Am: No

Horses?:

Prop Attached: No

Acres: 9.320

Garage: No

Attch Gar: No

Carport: 0

Cov Prk: 0

Gar Size:

SqFt: 5,146/Assessor

Appraiser:

Yr Built: 1960

Lot Dimen: 755.92x350.01

Subdivide?: Yes

HOA: None

HOA Mgmt Email:

HOA Co:

HOA Website:

School Information

School Dist: Caddo PSB
Elementary: Caddo ISD Schools

Middle:

High:

Rooms

Room	Dimen / Lvl	Features
Bedroom-Primary	0 x 0 / 1	
Living Room	0 x 0 / 1	Fireplace

Room	Dimen / Lvl	Features
Bedroom-2nd Primary	0 x 0 / 2	
Dining Room	0 x 0 / 1	

General Information

Housing Type: Single Detached
Style of House:
Lot Size/Acres: 5 to < 10 Acres
Alarm/Security: Security Gate
Soil:
Heating: Central, Natural Gas
Foundation: Pillar/Post/Pier
Basement: Yes
Possession: Closing/Funding

Fireplace Type: Wood Burning
Flooring: Hardwood
Levels: 2
Type of Fence: Partial, Wrought Iron
Cooling: Central Air, Electric
Special Notes:
Listing Terms: Cash, Conventional, Fixed

Features

Appliances: Other
Laundry Feat: In Utility Room
Interior Feat: Eat-in Kitchen
Exterior Feat: Stable/Barn
Park/Garage: Circular Driveway
Street/Utilities: City Sewer, City Water
Lot Description: Acreage
Restrictions: Development
Easements: Utilities
Other Equipment:

Remarks

Property Description: This listing offers a family farm home in the city limits surrounded by acreage with an option to be further developed as the Angel Oaks residential subdivision. An engineered plat of the proposed residential subdivision is available and already approved by the zoning authorities. The grounds boast beautiful magnolia trees and partial wrought iron fencing with electronic gates. Many possibilities here whether you are just wanting a spacious home and plenty of land for outdoor activities or perhaps wanting to use the home as a community center surrounded by a residential community of single family homes. The location is minutes from Cross Lake and offers easy access for commuters via I-220. Showings by appt with 24-hour notice.

Public Driving Directions: GPS

Private Rmks: See engineered and approved plat for the Angel Oaks Residential Subdivision in attachments. Home could be purchased and used as is and does not have to be developed as a residential subdivision per the attached plans.

Financial Information

Loan Type: Treat As Clear	Bal:	Payment:	
Pmt Type:	Lender:	Orig Date:	2nd Mortg: No
Seller Concessions:			

Agent/Office Information

CDOM: 37	DOM: 37	LD: 06/29/2026	XD: 12/31/2026
List Type: Exclusive Right To Sell			
List Off:	Better Homes And Gardens RE Lindsey Realty (LIND01NL)	LO Fax: 800-406-2665	Brk Lic: 0995690271
	318-990-2737		
LO Addr:	1941 E. 70Th Street Shreveport, Louisiana 71105	LO Email: lindseyrealty@gmail.com	
List Agt:	Debra Lindsey (DELI) 318-990-2737	LA Cell: 318-990-2737	LA Fax:
LA Email:	lindseyrealty@gmail.com	LA Othr:	LA/LA2 Texting:
LA Website:	http://www.lindseyrealty.us	LO Sprvs:	Debra Lindsey (DELI) 318-990-2737
Off Web:	http://www.lindseyrealty.us		

Showing Information

Call:	Appt: (800) 257-1242	Owner Name: jabez
Keybox #:	Keybox Type: Call Listing Office	Seller Type: Standard/Individual
Show Instr:		
Show Allowed: Yes		
Show Srvc: BrokerBay		
Showing: 24 Hour Notice		
Surveillance Devices Present: Audio, Video		

Prepared By: Debra Lindsey Better Homes And Gardens RE Lindsey Realty on 08/05/2026 12:03

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