

**1141 Balsam Ave**  
Baton Rouge, LA 70807



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**MLS# 2024019152**



**\$195,000**

**3 Bedrooms | 3 Bathrooms | 2,495 Sqft**

Spacious 3 bedroom 3.5 bath home was custom built and designed for family life and the entertainment of friends and family. This elegant home features a large formal dining room, spacious den area with wet bar and wood burning fireplace, beautifully designed kitchen with vaulted ceiling and lots of counter space, gleaming white cabinets, and gas cooktop. The primary suite features a large bedroom (18.9 x 12.0) and two bathrooms and closets. The original bathroom has a shower, sink, and toilet. The second bath was added during a remodel/renovation in 1985 and is truly special. Measuring 18.9 x 15.9 this lavish bath features a large (2 person) jetted tub, separate shower, large double vanity, toilet, AND bidet. This bath also has it's own HVAC system and separate water heater. Also of note is the large two car attached garage with a large storage/utility room, storage building in the back yard, and covered parking for a travel trailer with sewerage/waste disposal connected to city drainage. The architectural shingle roof is approx. 5 years old. Located in quiet Park Vista subdivision with easy access to I-110.



**Bill Arey**  
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