

663 Sunset Blvd
Baton Rouge, LA 70808

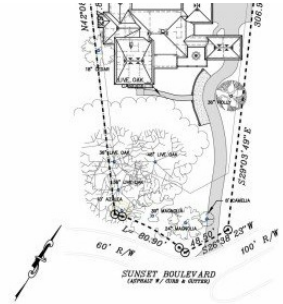
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MLS# 2024019413



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\$1,509,000

Lot Description: Location - Location - Location! This lot is perfectly located tucked deep in the middle of Historic University Acres Subdivision established in 1923, one of the most sought after neighborhoods in Baton Rouge, and within a short walk of Highland Elementary School. The neighborhood also offers a beautiful park and children's playground managed & maintained by BREC. Foil (HB 951) Act No. 829 New law created the University Acres Crime Prevention and Neighborhood Improvement District in 2014. This is the perfect lot to build your dream home!

Conceptual Home Description, by LaFosse Construction, Inc.: Discover Southern elegance in this stunning 5,410 square foot traditional Louisiana-style home. With 6 spacious bedrooms and 5 full baths, this residence exudes classic charm and modern comforts. The welcoming port-cochere leads to a three-car garage, offering convenience and ample parking. The home's exquisite design continues outdoors with a large rear porch, perfect for entertaining. Relax by the cozy fireplace or cook up a feast in the outdoor kitchen while taking in the scenic views of the expansive lot. Ideal for those who appreciate Southern charm and luxury, this residence offers a blend of classic architecture and modern amenities.



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