

3324 Delaware St
Baton Rouge, LA 70805



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MLS# 2024018611



\$475,000

3 Bedrooms | 3 Bathrooms | 2,776 Sqft

Potential space for a group home, shelter or non profit space. House up to 30 guests. Almost 9,000 ft under roof and 4 separate living spaces. Potential owner financing or lease purchase. The beautifully updated main home boasts 3 bedrooms and 3 baths with a formal living room, dining room and den. The over-sized primary bedroom overlooks the gorgeous in-ground pool and contains a huge custom closet. The kitchen is outstanding with new cabinetry, appliances, quartz counters and a large island. Everything in the entire property has been updated including new roof, electrical, plumbing, and AC. The entire property is gated and has 2 built in monitored alarm systems. The 2 car garage has new doors and epoxy painted flooring with lots of additional storage. Bonus Areas include: 900 square foot 2 bedroom 1 bath in-law suite with its own kitchen, laundry, porch and pool access. 1 bedroom 1 bath studio suite attached to the pool house. 222 sft. Guest House- Over 1400 sft. Living area with fireplace, bedroom/office space, large open space that is stubbed out for an additional kitchen if needed, huge bathroom with custom shower and laundry hookups. This area has so many possibilities as it separate from the main house and has its own parking. This property encompasses 4 lots and has a plethora of covered porches and



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