

**8164 Willow Grove Blvd**  
Baton Rouge, LA 70810



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**MLS# 2024010746**



**\$745,000**

**3 Bedrooms | 2 Bathrooms | 3,201 Sqft**

Custom built French Style 3 Bedroom, 2.5 bath home with an office and media/rec room in the lovely Settlement at Willow Grove. So much attention to detail - custom millwork and iron work and storage galore! Enter through the front iron gate and wood doors and view the formal dining room and living room. Above the gas fireplace is a mirrored tv. Off the formal dining room is a butler's pantry and walk-in food pantry which flows through to the kitchen with a spacious L shaped eat-in bar with honed granite. The keeping room/breakfast area has many uses. Master bedroom and ensuite bathroom has a walk in closet with built-ins and shelves to the ceiling. There is an air jetted tub, separate shower, double vanities, and a mirror that is also a tv! The laundry room is another area filled with storage. The second floor has two bedrooms with built-in desks, an office space, hall bath with double vanities, and a media/rec room. The media room offers a kitchenette and second floor stackable washer and dryer. Enjoy time on the second floor balcony. You will spend lots of time on the outdoor patio entertaining and cooking with the outdoor kitchen. Lots of natural light throughout. The neighborhood is conveniently located to shopping, grocery stores, I-10. You can walk to restaurants, shops, and to the community pool through the tree lined streets. This



**Happi Hoffer**

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