

**9986 Couret Dr**  
Baton Rouge, LA 70818



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**MLS# 2024004170**



**\$330,990**

**4 Bedrooms | 2 Bathrooms | 1,743 Sqft**

Estimated completion: complete and ready for move-in. The Settlement on Shoe Creek is a 150-acre traditional neighborhood development located in Central on Sullivan/Central Thruway near the intersection of Wax Road. This community will blend a mix of over 479 home sites, 250 apartments, 100 Assisted Living Units, numerous parks, and more than 150,000 square feet of commercial space. A Town Green with outdoor pavilion for concerts and outdoor events will be centrally located within the development. All homes include a WiFi enabled SmartHome management hub with wireless security system and exterior security camera. Six months of alarm monitoring is included. Homes include a WiFi enabled garage door, wireless smoke/heat combination detector and WiFi enabled thermostat with moisture controls and advanced filtration system. Visit the Build Smart area on our website to find additional smart home information. The Olana plan is a 4bed/2bath, single-story home offering open and spacious living areas with 10' high ceilings. The adjacent living and dining area has abundant natural light from windows and accented with a gas fireplace. Wood floors and oversized ceramic throughout with carpet in the bedrooms. The gourmet kitchen features a chef's island, GE stainless steel smart appliances, a gas cooktop, a separate wall oven,



**Carlos Alvarez**  
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