

**7141 Boone Dr**  
Baton Rouge, LA 70808



Powered by [homes.theadvocate.com](https://homes.theadvocate.com)

**MLS# 2025000517**



**\$248,600**

**3 Bedrooms | 2 Bathrooms | 1,497 Sqft**

Backyard Oasis in PEACEFUL/QUIET area in desirable South Baton Rouge. NEVER FLOODED! Treed and completely fenced backyard with no neighbors to the rear. Only 2 blocks from Highland Road and bus route. On a cross street to Kenilworth Pkwy. Neighborhood pool is available and in walking distance. A few blocks from Highland Shopping Center and Superior Grill. Convenient to LSU, Hospital Corridor, Perkins Rowe, Mall of Louisiana, Perkins Road Park and both interstates. Perfect starter home or for college-aged children. 3 bedrooms/2 baths (one w/tub in the hallway, one w/shower in MBR). Enclosed back patio & large backyard. Kitchen has granite counters and new backsplash (subway tile)-cabinets painted off white. No carpet throughout. Some upgrades to master bath, some repainting of the interior. House completely Re-Wired with all new wiring and outlets. All electric except for gas water heater. Exterior in great condition. Roof made of sturdy shiplap not of plywood and central AC, both in very good condition. Small washer dryer area w/doors. 2 Car Covered Carport with extra bay for 3 cars. Solid brick home on slab with updated exterior colors. Could use some additional interior painting and hall bathroom updating - providing a \$5,000 allowance for these or for closing costs. Under annual termite contract. Seller to provide



**James Vilas**

Phone: (225) 769-7100

Diversified Property Consultants

For full listing details, please scan:

