

3788 Waterbury Ave
Baton Rouge, LA 70810



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MLS# 2025003809



\$352,900

3 Bedrooms | 2 Bathrooms | 1,767 Sqft

Experience the allure of Atwater Reserve, a premier community just off River Road in Baton Rouge, LA. This exceptional new construction home offers a perfect blend of modern sophistication and natural tranquility, featuring serene walking paths, pickleball courts, and picturesque lake views to enhance your daily lifestyle. The Vivian Transitional floorplan is thoughtfully designed with an open, split layout, offering 3 bedrooms and 2 full baths. A stunning solid wood beam spans the living and kitchen areas, creating a seamless and inviting space perfect for entertaining or relaxing with family. The kitchen is a culinary masterpiece, equipped with: Pendant lighting over a spacious island Freestanding GE gas range Stainless steel GE appliances 3cm granite countertops An undermount sink with a designer backsplash Custom-built cabinetry with hardware A walk-in pantry for ample storage Interior highlights include luxury vinyl plank flooring in main living areas, sleek tile in wet spaces, and plush carpeting in secondary bedrooms. The master suite features an elegant cathedral ceiling and a spa-inspired bathroom, complete with a custom-tiled shower, frameless glass door, fiberglass base, and upscale finishes. The exterior is equally captivating, featuring: A striking Red Grandis wood front door Architectural high-definition shingles A meticulously



Tassie Fonseca
Phone: (337) 501-5011
Lamplighter Realty, LLC

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