

3899 Waterbury Ave
Baton Rouge, LA 70810



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MLS# 2025003810



\$341,500

4 Bedrooms | 2 Bathrooms | 1,684 Sqft

Receive up to \$12,464 in incentives on this new construction home. The Rosette West Indies floor plan by Manuel Builders features a functional and stylish open, split layout with 4 bedrooms and 2 full baths across 1,684 square feet. The heart of the home is the living area, showcasing a breathtaking tongue-and-groove coffered tray ceiling with gypsum beams that exude sophisticated comfort. The chef-inspired kitchen is both beautiful and functional, boasting pendant lighting over a spacious island, a freestanding GE gas range, stainless steel GE appliances, 3cm granite countertops, an undermount sink with a stylish backsplash, custom-built cabinetry with hardware, and a walk-in pantry for added storage. Interior finishes include luxury vinyl plank flooring in the main living areas, sleek tile in wet spaces, and cozy carpeting in the secondary bedrooms. The master suite offers a spa-like bathroom, complete with a custom-tiled shower and high-end finishes for a luxurious experience. The exterior is equally impressive, featuring a striking Red Grandis wood front door, architectural high-definition shingles, and a beautifully sodded front yard with professional landscaping. This home also includes modern conveniences such as a tankless water heater, providing endless hot water and energy efficiency. For a limited time, Manuel Builders is offering up to



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

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