

**19810 Southern Hills Ave**  
Baton Rouge, LA 70809



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**MLS# 2025004977**



**\$175,000**

**CALLING ALL HOME BUILDERS!** Located in the Charlestowne of Santa Maria. This lot has a stunning view of the golf course overlooking the green of hole 6! Amazing opportunity to build your dream home in the prestigious Santa Maria Subdivision. Santa Maria is approached from Highland Road down Old Perkins Road. Stately homes are set back from the road which is lined with trees to form an inviting canopy just as you reach the subdivision. A pigeonier and great oak announce the entering parkway which is banked by softly rolling mounds laced with native Louisiana plants live oaks, crepe myrtles, azaleas and magnolias. More than 15 lakes are scattered throughout the residential area and includes nature and jogging trails, a park, tennis courts and even a chapel in the woods, all partially bounded by a navigable creek and a boat launch. **WILL SELL AS PACKAGE! FOUR LOTS IN TOTAL WITHIN SANTA MARIA FOR SALE!**



**Brad Welsh**

Phone: (225) 270-9639

Engel & Volkers Baton Rouge

For full listing details, please scan:

