

6631 Boone Ave
Baton Rouge, LA 70808



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MLS# 2025005096



\$495,000

5 Bedrooms | 3 Bathrooms | 3,472 Sqft

This one-owner home is situated on a prime cul-de-sac lot in sought-after Woodstone Estates off historic Highland Road, 2 miles from LSU. Designed by a structural civil engineer, this 5-bed, 3.5-bath home features classic South Louisiana architecture around a large private courtyard. Lush landscaping, a mature oak, citrus trees, and azaleas enhance the lot. Abundant windows & French doors on both levels flood the interior with natural light, especially downstairs spaces that open to the courtyard. The flowing layout offers solid wood craftsmanship & flexible spaces. New roof (March 2025) & whole-house generator (September 2024) ensure peace of mind. A brick-floored foyer reveals the courtyard, the den or formal living room, & spacious dining with built-in buffet & glass cabinets. The kitchen has stainless appliances (2023 refrigerator stays), island, wall oven, newer electric cooktop, generous counters, & walk-in pantry. The large breakfast room overlooks the courtyard with a half bath nearby. Central to the home is the great room with a beamed cathedral ceiling, a brick fireplace with raised hearth, built-in bookshelves, a connected wet bar with mini-fridge, and overlooking both courtyard & backyard. The downstairs primary bedroom features an ensuite bath with double sinks, walk-in closets, & separate tub and shower. Bedroom 2 has an ensuite



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