

**14520 Haile Way**  
Baton Rouge, LA 70817



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**MLS# 2025005745**



**\$384,000**

**3 Bedrooms | 2 Bathrooms | 1,470 Sqft**

Charming "Kadair" floorplan by Level Homes in the newest phase of Materra! The Kadair is a one-story cottage featuring 3 bedrooms and two full baths! Enter from the inviting front porch with a hanging gas lantern into the open living, dining and kitchen. The living room is centered around a vent-less gas fireplace with granite surround has room to add an optional built-in wall unit. The gourmet kitchen is located off the living/dining and features painted custom cabinetry with 5 hardware pulls, large center island with sink and over hanging pendant lighting, 3cm granite countertops, white subway tile backsplash, stainless steel appliances including a gas cooktop, single wall oven and built in microwave and a walk-in pantry. The master suite is located off the rear of the home for peace and quiet and has its own bath and large walk-in closet. The laundry room and spacious mudroom is located at the rear of the home off the covered side patio. The yard will be professionally landscaped and fully sodded. **THIS IS PROPOSED CONSTRUCTION THAT CAN BE BUILT WITHIN 6 MONTHS FROM THE TIME OF CONTRACT, BUYER CAN CUSTOMIZE THE HOME AT THE BUILDER S DESIGN CENTER** Other lots/plans available. Materra is a walkable, mixed-use neighborhood on the campus of Woman s Hospital featuring tons of green space, walking trails, ponds



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