

4013 Hyacinth Ave
Baton Rouge, LA 70808



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MLS# 2025005827



\$429,900

4 Bedrooms | 3 Bathrooms | 2,114 Sqft

Southdowns Cottage so centrally located for all the FUN in the South Baton Rouge area. Walk to the Lakes and close to area restaurants, area shopping and St. Aloyisous Church and School. Home did have a kitchen renovation in 2014, some updated electrical at that time, new architectural roof put on in 2016, new sewer lines installed and newer double pany windows installed. Two sepearte central systems, one being newer and upstairs older. Whole house generac generator installed by owner. Nice floorpan with access to covered porches from front and back door. Spacious rear yard and covered carport for two cars and additional storage. The 300 sq ft of upstairs contains a bedroom, living area and bath. The actual footage is 592, but ceiling heights vary (typical attic space) so we did not add the area under 5 ft into living area. Current owner had this as a rental space for years. Home still needs some updating and cosmetics done to it by the next buyer. Seller was a Katrina buyer and is moving back to NOLA. Home is well constructed and has a 6 burnercooktop, nice island with unique copper and stainless sink. Just think, you have additional parking in the evenings for guests across from our office location. This home could be your next project and a total showplace in Southdowns.



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