

2445 Cottonwood Ave
Baton Rouge, LA 70808



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MLS# 2025008184



\$539,000

4 Bedrooms | 2 Bathrooms | 2,375 Sqft

A must see unique, versatile use home in one of Baton Rouge's most sought after walkable neighborhood of Hillsdale. Only minutes walk to LSU Lakes, City Park with golf, tennis & art gallery, Perkins Road Overpass with great restaurants, retail stores, lounges, music, pharmacy & grocery store. Also Mardi Gras and St. Patty parades on Perkins Rd. Only minutes drive to LSU stadium & downtown with easy interstate access. Great income producing property as an Airbnb which can be rented out as two separate rentals (master bedroom has it's own private entrance, deck, with kitchenette, master bath, walk-in closet & efficiency W/D. But also great for a private home needing a mother-in-law suite or rental apartment. Open floor plan flooded with windows in front & back of home with 2 living areas & 2 fireplaces oak wood floors, Mexican tile, ceiling fans, office with built-in desk & cabinets, dining room & breakfast bar. Kitchen has Bosch gas stove & dishwasher, tons of cabinets, granite counter tops, s/s appl. & large pantry. Comes equipped with 2 HVAC's and a whole house Generator. Step into a retreat to a lusciously landscaped back yard for calming relaxation or entertaining with a large wood deck and then down to wooden walkways, various other decks or down into the yard. Enjoy sitting on the front covered porch getting acquainted to



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Keller Williams Realty Red Stick Partners

For full listing details, please scan:

