

9645 Trail Edge Avenue
Baton Rouge, LA 70836



LOGO COMING
SOON

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MLS# 2025009274



\$334,990

3 Bedrooms | 2 Bathrooms | 1,727 Sqft

Estimated completion: 10/31/2025 Dawson Bluff Townhomes is an Alvarez Construction exclusively built townhome community. Conveniently located in Baton Rouge near the Mall of Louisiana, Dawson Bluff Townhomes will feature 241 townhome sites. The community will have a gated entrance, exit, and a community pool. There will also be pathways that run alongside the property that will be 12 feet wide and 14 miles long, the path will go to the Mall of Louisiana, the Baton Rouge General, and many more places of business in the area. Dawson Bluff will be under an HOA company that will oversee the gate maintenance, the lawncare for the green spaces, the maintenance of the pool, the upkeep of the landscaping, and the maintenance of the utilities in the common areas. The HOA will also feature a board of directors, the monthly fee will be \$145 per month. The home has a full-size utility room and a private entrance from the garage. All homes include a WiFi-enabled SmartHome management hub with a wireless security system and exterior security camera. Three months of alarm monitoring is included. This floor plan is a 3bed/2bath two-story townhome offering an open concept living area with 10 high ceilings. The living room is open to the kitchen and also has a formal dining room attached to it. There is also a utility room and



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Supreme

For full listing details, please scan:

