

8523 Briarwood Pl
Baton Rouge, LA 70809



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MLS# 2025009313



\$425,000

3 Bedrooms | 2 Bathrooms | 3,024 Sqft

Are you looking for space to spread out? Are you looking for a large lot in an established neighborhood? Then look no further! How about instant equity? That would be nice too! Then look no further once again. This home had an appraisal in 4/2025 that valued it at \$475, 000. Briarwood Estates is located off of Airline Hwy near Woman s Hospital. It s also easily accessible from Pecue Lane. This three bedroom, two and a half bath home has over 3000 square feet of living area plus a large patio for enjoying some time outdoors. Do you like to entertain? This home is built for that. It features large rooms with amazing versatility to be decorated and arranged to your personal tastes or needs. This corner lot is nearly half an acre. Don t miss the Japanese persimmon tree in the yard. The primary bedroom and bathroom are upstairs and separate from the rest of the house. There is a small hot water heater specifically serving the primary bedroom upstairs. This area features a balcony to enjoy your coffee outside communing with nature plus it offers the ability to look out over the living room. The other two bedrooms are both downstairs on their own wing. Both bedrooms are large and offer walk-in closets. They share a common bathroom on that side of the home. Additionally, there is an area that was originally a patio that was enclosed and has made a



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