

1805-d S Brightside View Dr
Baton Rouge, LA 70820



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MLS# 2025009876



\$115,000

2 Bedrooms | 2 Bathrooms | 1,270 Sqft

KITCHEN: Recent upgrades include granite countertops; new sink and fixtures; subway tile backsplash; undercounter lighting??; bar counter lighting added. Electric range; refrigerator; dishwasher; disposer; range exhaust hood; water heater in excellent condition. **BATHROOMS:** Bath vanities original; flooring; shower/tub in good condition; commodes recently replaced??. **FLOORING:** downstairs flooring is ceramic tile; bathroom flooring is also ceramic tile; upstairs and stairs carpet in good condition. **LAUNDRY:** full-sized washer and dryer in upstairs utility closet with shelving; appliances in good condition; accordion doors installed??. **AC/HEATING:** AC unit is Rheem; installed 2017 or 2021. **WINDOWS:** bay windows upgraded to energy efficient, bronze aluminum, bay window exterior stucco with foam board insulation installed underneath. Living room and 2nd bedroom windows upgraded to energy efficient, vinyl with transferable warranty (Window World). **GENERAL COMMENTS:** Porch ceiling/bathroom floors insulated with spray on foam. Ceiling fans in living room and in the bedrooms. Two marked parking spaces in street level lot. **RENTAL HISTORY:** no vacancies. Bike/walking path along Nicholson to LSU Or take River Rd to LSU HOA dues are \$284/mo per Unit SEE DISCLOSURE, & HOA DETAILS ATTACHED POOL FOR



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