

**2212 Idle Oaks Dr**  
Baton Rouge, LA 70808



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SOON

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**MLS# 2025010138**



**\$130,000**

Prime Residential Lot in Southdowns Idle Oaks Subdivision Discover an exceptional opportunity to build your dream home in the tranquil and exclusive Idle Oaks subdivision, located just off Perkins Road in the highly desirable Southdowns area of Baton Rouge. This private community features only six homesites, offering both privacy and a strong sense of neighborhood charm. Water and sewer, electricity, natural gas, and fiber optic internet. Ideally situated between Stuart Avenue and Hood Avenue, the location provides convenient access to LSU, downtown Baton Rouge, top medical facilities, shopping, and dining. Framed by mature live oaks and well-maintained grounds, this lot presents a rare chance to become part of a peaceful, well-located neighborhood perfect for anyone looking to create a custom home in a prestigious setting. With only two lots remaining, now is the time to secure this unique piece of Baton Rouge real estate.



**Matt Bruno**

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Keller Williams Realty Red Stick Partners

For full listing details, please scan:

