

4009 Downing Dr
Baton Rouge, LA 70809

 **LOGO** COMING
SOON

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MLS# 2025010985



\$300,000

3 Bedrooms | 3 Bathrooms | 2,250 Sqft

THIS GEM IS BACK ON MARKET DUE TO BUYER FINANCING This fabulous property offers more than you can imagine, being that it sits on almost 3/4 acre lot right in the heart of Baton Rouge, in the fabulous Westminster subdivision! This oversized backyard is surrounded by wonderful tall trees for amazing privacy and shade, in a peaceful cul-de-sac with very little traffic passing your home! In fact, this is probably the largest lot in the neighborhood, sitting right at 0.7 (7/10) of an acre! The home has been updated in the most recent years with new roof (less than 4 years), flooring, bathrooms, beautiful granite bathroom counters, paint, the expansion and development of an oversized primary closet, and more! The carport can also double as an amazing covered patio looking out to the expansive yard and perfect for entertaining! Plenty of room for gardening, additional amenities, like pool, outdoor kitchen, guest house, and more in this spacious yard while still having room for baseball games and sports! There is also a wonderful workshop for storage and hobbies outback! The sky is the limit with this lot size! There is also a game room or bonus room on the first floor that is adjacent to a full bath, and that could potentially be converted to a bedroom with a little creativity in mind! Neighborhood offers WESTMINSTER



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