

2711 Shore Side Avenue
Baton Rouge, LA 70810

 **LOGO** COMING
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MLS# 2025011111



\$460,845

3 Bedrooms | 2 Bathrooms | 2,123 Sqft

Charming Lanier A floorplan by Level Homes underway in Water's Edge at Lexington Estates! The Lanier is a spacious one-story split plan with over 2100 sq feet of living space. Enter from the very inviting L-shaped front porch with hanging gas lantern into the foyer which leads you to the dining room and the spacious open living room and kitchen. There is an office on the opposite side of the dining room which is closed off by French doors. The gourmet kitchen is open to the large living room and features custom painted cabinetry with under cabinet lighting and 5 hardware pulls, a large center island with 30 single basin stainless steel farm sink, 3cm Cloud White quartz countertops, white 3x8 subway tile backsplash, stainless appliances including a 36 5 burner gas cooktop, single wall oven and built in microwave and a walk-in pantry. The large master suite is located off the rear of the home and features a spa like bath with dual vanities, separate tub and custom job-built shower with a seamless glass enclosure, walk-in closet and private water closet. Bedrooms two and three are located at the front of the home and share a hall bath. The laundry room and mud room with space to add an optional mud bench are located off the garage entry. The yard will be professionally landscaped and fully sodded. Estimated completion of October 2025,



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