

**3636 Waterbury Ave**  
Baton Rouge, LA 70810



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**MLS# 2025012264**



**\$352,600**

**4 Bedrooms | 2 Bathrooms | 1,873 Sqft**

Don't miss out on Manuel Builders new construction home in the highly desirable Community of Atwater Reserve. Receive up to \$7,464 in incentives on this beautiful home! The Community offers many amenities - walking paths, pickleball courts, parks, ponds, and a playground. It's located right off River Road with quick access to the University Club Golf Course, L'Auberge Casino, dining, and entertainment. The Monique Farmhouse I Plan has 4 bedrooms and 2 baths with 1,875 sq. ft. The home has an open, multi-split layout which is ideal for entertaining. The spacious living room showcases a cathedral ceiling, fireplace with wood mantle, and a wall of windows that look out onto the inviting patio & serene backyard. The kitchen is a chef's dream with a free-standing gas range, stainless steel appliances, 3cm granite countertops, subway tile backsplash, custom-built cabinets with soft-close doors, undermount equal bowl sink, and garbage disposal. The private master bathroom features a custom shower with beautifully tiled walls, 3cm granite countertops, dual vanities, framed mirrors, custom vanity cabinets with soft-closed doors, and a large walk-in closet with custom-built cubbies. Exterior features include architectural high-definition shingles, sodded yard, and professional front yard landscaping. The home is Energy Star Certified, which



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For full listing details, please scan:

