

**2005 N 38th St**  
Baton Rouge, LA 70802



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**MLS# 2025012452**



**\$125,000**

**3 Bedrooms | 1 Bathroom | 1,003 Sqft**

Please Contact Co-Listing Agent, Beatriz Adcox, (225)-978-4214 or [Beatriz@thewgrouprealestate.com](mailto:Beatriz@thewgrouprealestate.com). Seller s preferred title company to provide a \$300 discount on standard closing fee contingent on closing with seller s preferred title company. Sellers elect to sell property with full waiver of warranty and redhibition rights at act of sale per LAC.C. ART. 2520 and LAC.C ART. 2451. Please have buyers check appropriate section on PA entitled Waiver of Warranty. Measurements not warranted by Seller, Listing Agent or Broker. Please have 3rd party or buyer s brokerage hold deposit checks. Please check appropriate box for 3rd party and submit appropriate addendum.



**Trey Willard**

Phone: (225) 413-4835

The W Group Real Estate LLC

For full listing details, please scan:

