

9434 W Van Pl
Baton Rouge, LA 70815

 **LOGO** COMING
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MLS# 2025013140



\$245,000

3 Bedrooms | 2 Bathrooms | 1,908 Sqft

Welcome to this well-maintained 3-bedroom, 2-bath home offering 1908 sq ft of comfortable living space, ideally located on a quiet cul-de-sac in an established neighborhood. The exterior features low-maintenance landscaping, a two-car attached carport with a storage room, a fully fenced backyard, and an open brick patio perfect for outdoor enjoyment. Inside, the spacious living room boasts carpet flooring, a ceiling fan, crown molding, a large picture window, and a cozy wood-burning fireplace with a brick surround and decorative mantle. The formal dining room offers beautiful wood flooring and crown molding, connecting seamlessly to both the living room and kitchen. The kitchen is designed for functionality with vinyl tile flooring, solid countertops, an electric cooktop, double wall ovens, a pantry, and a ceiling fan. All three bedrooms are generously sized, each with a ceiling fan and ample closet space, and share two full bathrooms. Recent upgrades include: new windows by Window World (Feb 2019), new roof (2019), updated HVAC system (approx. 4 years old), and durable Hardie Plank siding installed by Relief Windows (April 2019), replacing the original wood exterior. Great location, great value don't miss your chance to see this lovely home. Schedule your private showing today!



Darren James
Phone: (225) 335-7666
LPT Realty, LLC

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