

5565 Ducros Dr
Baton Rouge, LA 70820



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MLS# 2025013205



\$245,000

3 Bedrooms | 2 Bathrooms | 1,355 Sqft

Well maintained 3 bed, 2 bath home in Beau Pr offers space, flow, and the kind of location that stays in demand. Minutes from LSU and downtown, the layout centers around an open living and kitchen area ideal for everyday comfort or great entertaining. Luxury vinyl plank flooring upgraded in 2020 to elevate the home throughout combine with ceramic tile in the bathrooms to create a crisp and durable living space that can mesh with any decor. The kitchen is equipped with ceramic tile countertops, refrigerator (2023), electric range, dishwasher, disposal (2023), and an island. The primary suite offers a deep jetted tub, dual vanities, separate shower, and a walk-in closet designed for real-life storage. Key upgrades include a new roof (2019), A/C system (2020), windows and blinds (2022), washer and dryer (2021), and a hot water heater less than four years old! Toilets were replaced in 2025. The 2-car garage features extra storage space. Outside, enjoy your privacy with fence and gate added in 2023 to fully enclose the backyard. The added pavers create a flexible patio space for entertaining or relaxing. Beau Pr s \$340 semi-annual HOA fee has been paid through 2025, which covers front yard mowing, and entry upkeep. This home is easy yes for both owner-occupants and investors looking for prime access to around campus. Seller willing to



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