

1720 Nicholson Dr
Baton Rouge, LA 70802



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MLS# 2025013271



\$245,000

3 Bedrooms | 2 Bathrooms | 2,002 Sqft

Modern style meets unbeatable location in this UPDATED rare 3-bedroom, 2-bath plus office nook located just minutes from LSU and Downtown Baton Rouge. Nestled in a secure, gated 36-unit community, this well-maintained home offers a unique blend of industrial flair and thoughtful design. Distinctive upgrades featured, not found in many other units, include sleek glass-and-steel stair railings, leathered slab granite and a modern "wet room" upgrade in the primary bath. 3 stories of low maintenance living and so quiet with privacy on every floor! The first floor features a private two-car garage, 2 guest bedrooms with walk-in closets and tiled floors, full bath, laundry area, and access to a fully fenced, shaded backyard. Upstairs, you'll find soaring vaulted ceilings, rich pine hardwood flooring, and striking architectural elements that give the space an open, loft-like feel full of natural light. The living, dining, and kitchen areas flow together seamlessly and also include an exterior balcony. The open kitchen has slab granite counters with oversized counter for barstools and 2 separate pantries. Both bathrooms have been completely renovated with leathered slab granite finishes. The primary bath features dual sinks with slab leathered granite counters, a wet-room layout that includes a modern garden tub surrounded by quartz-look tile reaching to



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