

9401 Dawson Trace Ave
Baton Rouge, LA 70836



Powered by homes.theadvocate.com

MLS# 2025011059



\$325,990

3 Bedrooms | 2 Bathrooms | 1,500 Sqft

Estimated completion: 10/31/2025 NEW GARDEN HOMES! Dawson Bluff is an Alvarez Construction exclusively built townhome community. Conveniently located in Baton Rouge near the Mall of Louisiana, Dawson Bluff Townhomes will feature 241 townhome sites. The community will have a gated entrance, exit, and a community pool. There will also be pathways that run alongside the property that will be 12 feet wide and 14 miles long, the path will go to the Mall of Louisiana, the Baton Rouge General, and many more places of business in the area. Dawson Bluff will be under an HOA company that will oversee the gate maintenance, the lawncare for the green spaces, the maintenance of the pool, the upkeep of the landscaping, and the maintenance of the utilities in the common areas. Introducing the Gianna Home: a thoughtfully designed single-story residence featuring 3 bedrooms and 2 bathrooms across 1,500 square feet of comfortable living space. This home offers a welcoming and efficient layout with 10' high ceilings throughout the main living areas, creating a sense of openness and airiness. Step through the inviting entry into a spacious living and kitchen area that seamlessly connects with the dining space perfect for both daily living and entertaining. The kitchen is equipped with a central island, pantry, and modern appliances, including a



Carlos Alvarez
Phone: (225) 938-3306
Supreme

For full listing details, please scan:

