

852 Marlstone Dr
Baton Rouge, LA 70810

 **LOGO** COMING
SOON

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MLS# 2025013873



\$399,000

4 Bedrooms | 3 Bathrooms | 2,311 Sqft

Rare opportunity in one of Baton Rouge's most desirable gated communities! This 4-bedroom, 3-bath home sits on the best lot in the neighborhood an ultra-private dead-end corner lot with a massive community greenspace directly in front, providing bonus parking and unmatched privacy. This is a very rare lot placement in a small, two-street gated subdivision off the rapidly growing and sought-after Staring Lane corridor. Inside, the home features an open layout with a modern tile shower, Tesla charger in the garage, and a fully fenced backyard with rear patio and extended slab perfect for entertaining or relaxing. Built less than 5 years ago, the home is still covered under new construction warranties. Roof, windows, and HVAC are all in excellent condition. The home is vacant and move-in ready seller is relocating for work. Enjoy the convenience of being minutes from LSU, Superior Grill, the Mall of Louisiana, Max Fitness, Spectrum, BREC Perkins Park, hospitals, and plants. Avoid traffic from all directions at this central location. Located in Flood Zone X (no flood insurance required), this home has never flooded and sits on the hospital power grid never lost power for more than few hours during one hurricane. One of the most affordable, best value 4-bed, 3-bath options in Baton Rouge don't miss your chance at this rare find! Seller willing to pay closing



Stephen Sommers

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