

3513 Waterbury Ave
Baton Rouge, LA 70810



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MLS# 2025014814



\$366,200

4 Bedrooms | 2 Bathrooms | 1,941 Sqft

Get up to \$7,464 in incentives on this stunning new construction home by Manuel Builders! This spacious 4-bedroom, 2-bathroom home offers 1,941 square feet of modern living space in Baton Rouge, LA. Designed with a thoughtful open layout and split design, this home features a beautiful gas fireplace in the living room, adding warmth and elegance. The gourmet kitchen is perfect for any chef, with ample counter space, 3cm granite countertops, pendant lighting over a large island, a freestanding gas range, stainless steel appliances, a generously sized walk-in pantry, undermount sink, stylish backsplash, and custom cabinetry with soft-close doors and premium hardware. A custom-built mudroom with wood cubbies sits conveniently off the garage. The master suite is a true retreat, boasting a luxurious spa-inspired bathroom with a custom-tiled shower, dual vanities with framed mirrors, upscale finishes, and a spacious walk-in closet. The exterior features a striking Red Grandis wood front door, architectural high-definition shingles, and a professionally landscaped, sodded front yard. Plus, energy-efficient features like a tankless water heater ensure endless hot water. Atwater Reserve provides a range of amenities, including peaceful walking paths, pickleball courts, and picturesque pond views, all just a short distance from Baton



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