

**3573 Waterbury Ave**  
Baton Rouge, LA 70810

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**MLS# 2025014815**



**\$351,000**

**3 Bedrooms | 2 Bathrooms | 1,768 Sqft**

\*Receive up to \$7,464 in incentives on this stunning new construction home! Presenting the Vivian French II floor plan by Manuel Builders, a spacious 3-bedroom, 2-bathroom home offering 1,767 square feet of modern living in Baton Rouge, LA. This home features a thoughtfully crafted open layout with a split design, highlighted by a beautiful solid wood beam that seamlessly connects the living and kitchen areas perfect for entertaining and family time. The living room is graced with an elegantly designed gas fireplace, adding warmth and charm. The gourmet kitchen is a chef's dream, with pendant lighting over a large island, a freestanding gas range, stainless steel appliances, 2cm Quartz countertops, an undermount sink, stylish backsplash, custom cabinetry with soft-close doors and premium hardware. The master suite offers a serene retreat with a stunning cathedral ceiling and a luxurious, spa-inspired bathroom, featuring a custom-tiled shower, dual vanities with framed mirrors, upscale finishes, and two generous walk-in closets. The exterior is equally impressive with a bold Red Grandis front door, architectural high-definition shingles, and a beautifully sodded, professionally landscaped front yard. Energy-efficient features, like the tankless water heater, provide endless hot water. Atwater Reserve offers a wealth of



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For full listing details, please scan:

