

3778 Waterbury Ave
Baton Rouge, LA 70810



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MLS# 2025014818



\$338,500

4 Bedrooms | 2 Bathrooms | 1,684 Sqft

Take advantage of up to \$7,464 in incentives on this new construction home by Manuel Builders! The Rosette French I floor plan offers a spacious and well-thought-out layout with 4 bedrooms, 2 full bathrooms, and 1,684 square feet. The living room features an elegant tongue-and-groove coffered tray ceiling with gypsum beams, paired with a gas fireplace framed by a stylish wood mantel and sleek subway tile accents. The gourmet kitchen boasts pendant lighting above the island, a freestanding gas range, stainless steel appliances, 3cm granite countertops, an undermount sink, modern backsplash, custom cabinetry with soft-close doors and premium hardware, plus a walk-in pantry. The master suite provides a spa-like experience with a custom-tiled shower, dual vanities, framed mirrors, upscale finishes, ample storage, and a spacious walk-in closet. The exterior includes architectural high-definition shingles and a professionally landscaped front yard. Energy-efficient features, including a tankless water heater, provide endless hot water. Enjoy tranquil walking paths, pickleball courts, and scenic pond views, all just minutes from Baton Rouge's vibrant offerings. Visit Atwater Reserve today and see what makes it so special! Schedule your showing today!



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