

4422 Mendocino Way
Baton Rouge, LA 70817



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MLS# 2025015606



\$469,000

4 Bedrooms | 3 Bathrooms | 3,044 Sqft

Wow! Spacious floorplan in prime location within the beautiful Bellacosa Subdivision, this flexible 4 year old home boasts 4 BR, 3.5 BA, a large media room, and a roomy game room! It's move-in ready, freshly painted interior, updated landscaping! Enjoy breathtaking views of the lake and tranquil green space, and a sense of openness and airiness. The open-concept living area boasts soaring ceilings in the foyer, a charming fireplace, and generous windows that frame the stunning lake. Energy efficiency is a hallmark of this home, featuring a tankless water heater, insulated windows, an irrigation system, gutters, and this is a SMART home, and a post tension slab foundation! The kitchen features an oversized island, huge pantry, 3 cm slab granite counters, upgraded Kitchen Aid stainless steel appliances, gas stove, open to the dining and family room. The primary suite and an additional guest bedroom are conveniently located on the first floor. The powder room is the perfect addition for guests. The primary suite offers serene lake views, a spa-like bath with separate shower and soaking tub, dual vanities, and a large walk-in closet. Upstairs are two more bedrooms, a bathroom, a spacious media room, and a roomy game room. The Bellacosa community features a large swimming pool, a playground, and ample sidewalks ideal for leisurely



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