

2508 Shadowbrook Dr
Baton Rouge, LA 70816

 **LOGO** COMING
SOON

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MLS# 2025015443



\$199,000

3 Bedrooms | 2 Bathrooms | 1,728 Sqft

NEVER FLOODED! NEW WOOD FLOORS; NEW HVAC; NEW WINDOWS; NEWER ROOF; THIS CORNER UNIT IN EXTREMELY WELL MAINTAINED WELL-KEPT SUBDIVISION OF SHADOWBROOK TOWNHOMES WITH CONVENIENT ACCESS TO I-12 AND ONLY A FIVE MINUTE DRIVE TO GREAT RESTAURANTS, TARGET, LOWE'S, BEST BUY AND PET SMART ON MILLERVILLE! THIS 2 STORY, 3 BEDROOM, 2.5 BATH HOME FEATURES LARGE OPEN LIVING AND DINING WITH FIREPLACE, KITCHEN WITH WALK-IN PANTRY, BREAKFAST ROOM AND HALF BATH DOWNSTAIRS; UPSTAIRS YOU WILL FIND MAIN BEDROOM WITH ENSUITE BATH AND 2 OTHER BEDROOMS ACCESSIBLE TO ANOTHER BATHROOM! THERE IS ALSO A 2 CAR CARPORT, 2 ADEQUATE STORAGE ROOMS AND A LARGE LOVELY PRIVATE COURTYARD. SUBDIVISION AMENITIES INCLUDE POOLS, SPA, CLUBHOUSE WITH FITNESS ROOM, PRIVATE LAKE, TENNIS AND PICKLE BALL COURTS! ADD TO THAT THE CONCRETE WALKWAYS FOR DOG WALKING! COME SEE THIS WONDERFUL PROPERTY BEFORE ITS GONE!



Clarissie Penny

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River Parish Real Estate Services

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