

**9403 Dawson Trace Ave**  
Baton Rouge, LA 70836



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SOON

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**MLS# 2025011067**



**\$299,990**

**3 Bedrooms | 2 Bathrooms | 1,500 Sqft**

Estimated completion: 10/31/2025 NEW GARDEN HOMES! Dawson Bluff Townhomes is an Alvarez Construction exclusively built townhome community. Conveniently located in Baton Rouge near the Mall of Louisiana, Dawson Bluff Townhomes will feature 241 townhome sites. The community will have a gated entrance, exit, and a community pool. There will also be pathways that run alongside the property that will be 12 feet wide and 14 miles long, the path will go to the Mall of Louisiana, the Baton Rouge General, and many more places of business in the area. Dawson Bluff will be under an HOA company that will oversee the gate maintenance, the lawncare for the green spaces, the maintenance of the pool, the upkeep of the landscaping, and the maintenance of the utilities in the common areas. Welcome to the Nora plan by Alvarez Construction in the prestigious Dawson Bluff community a stunning 3-bedroom, 2-bath home offering 1,500 square feet of thoughtfully designed living space. With soaring 10-foot ceilings, an open-concept layout, and a seamless flow from the gourmet kitchen to the spacious living and dining areas, this home is perfect for modern living and entertaining. Enjoy upscale features like a luxurious primary suite with a spa-inspired bath, energy-star features throughout the home for your comfort and to help reduce



**Carlos Alvarez**

Phone: (225) 938-3306

Supreme

For full listing details, please scan:

