

**11117 Gold Cup Ave**  
Baton Rouge, LA 70816



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**MLS# 2025016288**



**\$279,000**

**3 Bedrooms | 2 Bathrooms | 1,762 Sqft**

Beautiful, classic Baton Rouge home with an open living/dining area with kitchen open to dining. 3 large bedrooms and 2 full baths. Conveniently located off Coursey, close to shops, restaurants and services. Easy access by being near Airline, I-12 and Sherwood Forest Blvd. The kitchen offers ample counter and cabinet space. Island offers eat in kitchen space and convenience. The kitchen also features corner windows over the sink letting light pour into the space. Breakfast area features large windows and plenty of sunlight during the day. Nice size laundry room is right off the kitchen and near backdoor. Living room is spacious and features a homey ?replace and built-in shelves. The three bedrooms are along a hall with the primary bedroom at the back of the house. The 3 bedrooms are larger than you will ?nd in new subdivisions. All bedrooms have large windows and a relaxing ambiance. The hall bathroom has plenty of counter and cabinet space and a door between the sink area and the tub/toilet area offering convenience on those busy mornings. The primary bath has 2 nice sized walk-in closets, separate shower, and a soaking tub for your relaxation in the evenings. Backyard has pretty landscaping and an extra-large covered patio for those fall evenings and football Saturdays. Covered carport and a security gate across the driveway round out the back of the



**Amy Phillips**

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Burns & Co., Inc.

For full listing details, please scan:

