

225 Amherst Ave
Baton Rouge, LA 70808

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MLS# 2025016733



\$949,900

4 Bedrooms | 3 Bathrooms | 3,953 Sqft

Located in one of the most sought after neighborhoods, this beautifully maintained 4 bedroom, 3.5 bath home seamlessly blends timeless charm with modern comforts. Situated in beloved College Town this residence offers the perfect mix of convenience, character, and comfort. Walk to LSU games! Step onto the welcoming front porch and enter a space filled with natural light, beautiful wood flooring, and unique architectural details, including antique doors throughout. The split floor plan on the main level includes two bedrooms sharing a cozy sitting area ideal for families, guests, or a quiet workspace. The spacious living room is anchored by a warm fireplace and features a unique wine closet perfect for entertaining. The kitchen is well equipped with a gas cooktop, double ovens, and two walk in pantries all opening to a generous dining area and large den for seamless living. Retreat to the private primary suite featuring a wall of built ins and an en suite with a large walk in closet. There is another full bedroom and bath on the lower lever which offers even more flexibility along with a large bonus room upstairs perfect for a playroom, media room, or home office. Bonus room is plumbed for a full bath. Enjoy outdoor living in the beautifully landscaped yard complete with a spacious back porch, fire pit, and additional storage space. The freshly painted



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