

17227 Tidewater Ln
Baton Rouge, LA 70810



LOGO COMING
SOON

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MLS# 2025011400



\$337,155

4 Bedrooms | 2 Bathrooms | 2,006 Sqft

Awesome builder rate and choice of ONE (1) of the following: window blinds OR front gutters OR a smart home package (restrictions apply)! The ALFANI III A in Atwater Villas community offers a 4 bedroom, 2 full bathroom, open design. The community is nestled along the scenic River Road and features pond lots, walking trails, future pickleball courts, and common areas. Features: double vanity, garden tub, separate shower, and a large walk-in closet in the primary suite, the primary closet goes through to the laundry room for added convenience, tray ceiling in the primary bedroom, double vanity in the second bathroom, a breakfast bar, large walk-in pantry, covered rear patio, side-entry garage, recessed can lighting, undermount sinks, cabinet hardware throughout, ceiling fans in the living room and primary bedroom are standard, custom framed mirrors in all bathrooms, smart connect wi-fi thermostat, smoke and carbon monoxide detectors, post tension slab, automatic garage door with 2 remotes, landscaping, architectural 30-year shingles, flood lights, and more! Energy Efficient Features: a tankless gas water heater, a kitchen appliance package, low E tilt-in windows, and more!



Saun Sullivan
Phone: (225) 369-6111
Cicero Realty, LLC

For full listing details, please scan:

