

**452 Cornell Ave**  
Baton Rouge, LA 70808



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**MLS# 2025016946**



**\$1,250,000**

**4 Bedrooms | 3 Bathrooms | 2,927 Sqft**

A Crown Jewel of College Town! Located on a large corner lot beneath a majestic oak tree, this four-bedroom three bath home blends timeless character and charm with modern comfort. This home has exceptional curb appeal with lush mature landscaping achieved overtime by Michael Hopping, landscape architect, is a vision! Guest parking leads to walkways and the welcoming entrance exuding understated elegance and sophistication. Enter the welcoming foyer into the spacious living room anchored by a warm fireplace that flows effortlessly into the dining room. The light filled sunroom/breakfast area is surrounded by windows overlooking the extraordinarily lushly landscaped backyard that creates a serene oasis. The charming, well-appointed kitchen features a freestanding Wolf range perfect for the discerning cook. The main level includes a bedroom and an office privately located and ideal for flexible living. Upstairs the primary bedroom and additional bedrooms offer comfort and privacy. Additional features include a detached 274 square-foot studio apartment and bath, a slate roof, copper, gutters, and a whole house generator. The current owner has lived in this meticulously kept home for 50 years and along with Helaine Moyse, interior decorator, have over time created something truly special. With its combination of location,



**Quita Cutrer**

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