

**12967 Castle Hill Dr**  
Baton Rouge, LA 70814



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**MLS# 2025017105**



**\$200,000**

**3 Bedrooms | 3 Bathrooms | 2,184 Sqft**

This lovely 3BR/3BA home is solid, spacious and already refreshed with several important updates last year, including a new roof, new HVAC system with all-new ductwork, new luxury vinyl plank flooring, and a new water heater(2yrs). The updated kitchen features granite countertops and a tile backsplash. Most of the windows have been replaced with double-pane insulated windows. The home offers a spacious living room and den, a large kitchen with a separate dining area and a breakfast bar, and a double carport with storage. The bedrooms are spacious, and the house has a rare find of 3 full baths. Situated on a third of an acre, it's one of the largest lots in the subdivision with a huge backyard and a roomy patio that's great for entertaining. Location is everything and the airport, downtown, Mall of LA, hospitals, restaurants, I-10 and 12 are all within 10 miles or less of this home. Flood Zone X, no flood insurance required.



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