

154 Magnolia Wood Ave
Baton Rouge, LA 70808



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MLS# 2025017487



\$1,395,000

4 Bedrooms | 2 Bathrooms | 3,496 Sqft

Introducing the first completed residence in Benton at Magnolia Woods, Baton Rouge's newest luxury neighborhood nestled just off Highland Road. This one-of-a-kind opportunity allows you to be the very first to call Benton home a community designed with timeless architecture, tree-lined sidewalks, serene lake, and walkable green spaces with future commercial space amenities that make everyday living feel both elegant and connected. This 4-bedroom, 3.5-bath home offers just under 3,500 square feet of thoughtfully crafted living space. The sleek modern architecture pairs with a welcoming front entrance, setting the tone for the neighborhood's luxury style. Inside, soaring ceilings and oversized windows bathe the open floor plan in natural light. A chef's kitchen including butler's space anchors the living area, featuring custom cabinetry and lighting, high-end appliances, and quartzite waterfall countertops. Both indoor and outdoor fireplaces, wide-plank wood flooring, and designer tile selections showcase the attention to detail throughout down to the custom baseboards. The primary suite is a true retreat with spa-like finishes, marble floors, spa tub, walk-in shower and an expansive custom walk-in closet, while a dedicated office and custom laundry room add luxury to everyday conveniences. Outdoor, a large covered patio



Anna Arceneaux
Phone: (225) 445-1711
PINO & Associates

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