

2232 Rouzan Ave
Baton Rouge, LA 70808

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MLS# 2025017538



\$790,000

3 Bedrooms | 2 Bathrooms | 2,358 Sqft

Welcome to Rouzan Avenue in the heart of 70808. This home is Situated on an oversized corner lot in one of Baton Rouge s most sought-after neighborhoods. This residence combines the convenience of living in the center of town with the peace of mind of owning nearly new construction built less than three years ago! A wide, welcoming front porch complete with a classic swing invites you to enjoy the company of neighbors as they stroll by on tree-lined sidewalks. The landscaping has been meticulously curated and enhanced with irrigation, while a private brick courtyard wall encloses a true outdoor oasis. Here, you ll find a spa-inspired pool, outdoor kitchen, fire pit, raised garden beds, and a covered patio perfect for year-round entertaining. Interior Design by Becky Walker, the home offers versatility. The natural light and exposed beams create a warm, inviting atmosphere. Custom upgrades abound: real wood floors, designer lighting, built-ins, and generous storage throughout. The kitchen is a chef s delight with ceiling-height cabinetry featuring glass displays and custom hardware, granite countertops, stainless steel appliances, and a dining space large enough to host with ease. A striking brick fireplace with raw brick accents and a beam-topped hearth anchors the living room, while a converted pantry-turned-wet bar adds a stylish touch for



Matt Bruno

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For full listing details, please scan:

