

17867 W Colony Way Pl
Baton Rouge, LA 70810



LOGO COMING
SOON

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MLS# 2025017911



\$599,900

4 Bedrooms | 3 Bathrooms | 2,817 Sqft

Stunning 4 bedroom 3 full bath home with a true triple split floor plan on a large cue-de-sac lot just off Highland Rd in beautiful Heritage Estates - complete with a beautiful Gunite pool. Great character- rich interiors feature antique heart of pine and brick floors throughout - No carpet. The spacious living room centers around a cozy fireplace, while the chef-ready kitchen boasts a large island for prep, serving, and gathering. There is also a formal dining room area. The private primary suite offers a relaxing jetted tub and separate shower. Enjoy seamless indoor/outdoor living with a screened porch and patio plus a pergola. Peace of mind upgrades include 2 new a/c units installed in 2024 and home has a home warranty. There is a breaker box with a hookup for a portable generator. A wrought iron electric gate and security system add privacy and security. The large yard provides plenty of room to play, garden, and entertain, and the pool sparkles with a new pump(sand) installed summer of 2025. A rare blend of charm, function, and convenience in a coveted location. A great place to call home. Walk to French Market Bistro directly from your back yard with private gate. Easy access to Interstate, Flood zone X



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