

**10534 Oak Bend Dr**  
Baton Rouge, LA 70809



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**MLS# 2025018076**



**\$425,000**

**3 Bedrooms | 2 Bathrooms | 2,099 Sqft**

Woodland Shadows right in the middle of town, yet quietly tucked away. Open and bright natural light filled 3 bedroom and 2 bath home with large KEEPING ROOM, spacious GREAT room, AND a FORMAL DINING room. Guests are greeted by a quaint courtyard at the front entrance. The Great Room boasts a cozy ceramic gas logs just in time for Fall. OVERSIZED Keeping Room off the kitchen and OPEN floor plan offer lots of spaces to congregate with friends, family, and neighbors. NO CARPET, granite throughout wet areas, and light neutral colors throughout. The LARGE Master retreat offers private access to the extended brick back patio and privacy fenced in backyard and an ensuite bathroom with a private water closet. Access to the private subdivision 5-acre stocked pond is just a few minutes walk for fishing, walking, & relaxing. Located near top-rated schools, shopping, restaurants, healthcare facilities, & parks. Offers the perfect combination of tranquility & accessibility. NEVER FLOODED. NO FLOOD INS REQUIRED!



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