

13317 Joor Rd
Baton Rouge, LA 70818



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MLS# 2025018703



\$649,900

3 Bedrooms | 3 Bathrooms | 2,926 Sqft

Surrounded by century old live oaks on Joor Road right across from Central's finest neighborhood Arbor Groove, location and magazine-worthy views makes this property remarkably appealing. A show-stopping Acadian-style home with southern curb appeal sits on nearly 4 acres with a wrap around porch all elevated on a solid 2-foot slab for timeless strength and presence. The wide front porch invites peaceful moments, while the backyard is made for entertaining with a sparkling pool, expansive sun deck, and full outdoor kitchen and a brick grill, sink, and bar seating. Inside, the chef's kitchen features an island, Bosch appliances with a gas cooktop, downdraft venting, wall oven and microwave, rare quartzite counters, and custom cabinetry that flows into open dining and living areas with a floor to ceiling cozy brick fireplace and heart-pine floors. The spacious sunroom with cathedral ceilings and wet bar overlooks the pool, perfect for gatherings or a home studio. Additional features include a detached RV garage, workshop with tall roll-up door, and a fancy chick-coop attached. Enjoy a true country feel just minutes from top-rated Central schools, shopping, and dining the best of both worlds!



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