

**1246 Sharlo Ave**  
Baton Rouge, LA 70820



**LOGO** COMING  
SOON

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**MLS# 2025018747**



**\$199,900**

**4 Bedrooms | 2 Bathrooms | 1,641 Sqft**

Updated End-Unit Townhome on Sharlo near LSU! HOA is just \$480 annually! Updated and move-in ready, this end unit offers extra privacy, a large fenced yard, and a prime location on the LSU bus route. Updates include new paint, new fence, custom tile showers, new windows, and a new water heater (12/2024). The roof was replaced in 2018. The Galley style kitchen features custom cabinetry, slab granite, and stainless appliances. The den has a cathedral ceiling, painted brick fireplace, modern ceiling fan, and lots of natural light. Upstairs includes 2 bedrooms and a full bath, downstairs has a flexible floor plan for a 4th bedroom with three closets or perfect as a study, game room, or second living area. Laundry is conveniently located inside one of the closets. Covered parking for two plus guest parking. HOA covers lawn maintenance for the front and common areas. Close to LSU, shopping, and dining ideal for students, professionals, or investors! Call today for a private showing!!



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For full listing details, please scan:

