

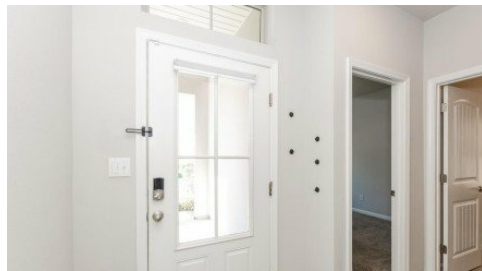
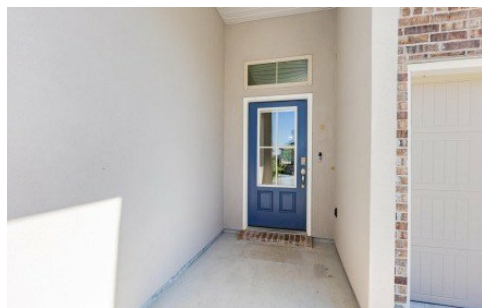
4635 Mendocino Way
Baton Rouge, LA 70817



LOGO COMING
SOON

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MLS# 2025019868



\$2,350

4 Bedrooms | 2 Bathrooms | 1,698 Sqft

Split-floor plan on a waterfront lot in a community loaded with amenities! An inviting open layout connects the living room, kitchen, and breakfast area, highlighted by a wall of windows that brings in tons of natural light. The kitchen offers granite countertops, stainless steel appliances (including a gas range), and a corner pantry. Enjoy 9-ft ceilings throughout. Luxury vinyl plank flooring extends through the main living areas and primary bedroom, with carpet in the three guest rooms. The primary suite features dual vanities, a separate shower, and a relaxing garden tub. The three additional bedrooms share a full bathroom off the foyer. Outside, you'll appreciate the fully fenced backyard and peaceful waterfront views. Front & rear security cameras, a doorbell camera, and an active security system are already installed for added peace of mind. Community perks include a neighborhood pool with splash area, playground, walking paths, and picnic pavilion. Refrigerator remains. Some pets considered (max 2) with a \$400 non-refundable fee per pet (under 25 lbs) or \$500 per pet (26-50 lbs) + \$25/month per pet.



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