

2326 Terrace Ave
Baton Rouge, LA 70806



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MLS# 2025020444



\$660,000

4 Bedrooms | 2 Bathrooms | 3,259 Sqft

Garden District Charm on the Parade Route! Welcome to this spectacular 4-bedroom, 2.5-bath, two-story Cape Cod home, perfectly situated in the highly sought-after Garden District! Located on a picturesque, tree-lined street and right on the St. Patrick's Day Parade route, this home offers classic elegance with unmatched convenience. Enjoy easy living within walking distance to City Park and the LSU Lakes! The main level is designed for effortless entertaining and everyday luxury. The spacious living room centers around an exquisite Italian marble fireplace and features wooden floors that flow into the foyer, formal dining room, primary suite, kitchen and the light-filled sunroom. The beautiful kitchen is complete with premium stainless steel appliances, gas stove, granite counters, and custom soft-close cabinets. A primary suite that is a serene retreat featuring a cedar closet, plantation shutters and an en suite bathroom with a soaking tub. A dedicated office with stunning floor-to-ceiling bookshelves offers an ideal work-from-home space or the potential to be a 5th bedroom. A functional mudroom boasts durable terrazzo flooring, and a dedicated laundry room includes a useful water closet and shower (for a total of three full shower/toilets). The upper level features three bedrooms and a full bathroom. One of the bedrooms is primary suite



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