

**3839 Southpass Ave**  
Baton Rouge, LA 70820



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**MLS# 2025021299**



**\$249,900**

**3 Bedrooms | 2 Bathrooms | 1,461 Sqft**

This 3 bedroom 2 bath Lake Beau Pre home is near LSU and minutes to downtown Baton Rouge. The home features an open floor plan that has tile floors throughout the living room, kitchen, laundry, and bathrooms & has new carpet in all the bedrooms. This home has a nice size master suite with private en suite bath that has a soaker tub, separate shower, dual vanity, and walk in closet. Attached two car garage in front. Extended patio area with a fully fenced in yard that backs up to wooded area. Washer, dryer, and refrigerator to remain at no value. Window coverings will remain. Active homeowner's association which includes management, neighborhood security monitoring, front entrance, common area and lake maintenance, also includes mowing the front lawn for each home. Homeowners are responsible for back yard maintenance and flower beds. This neighborhood is a favorite among LSU students given the home's location is only two miles from the LSU campus. Located in Flood Zone X. Make appointment for private showing today!



**Micah Loewenthal**  
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Compass Elysian Fields

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