

**1614 Blouin Ave**  
Baton Rouge, LA 70808



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**MLS# 2025021312**



**\$350,000**

**3 Bedrooms | 1 Bathroom | 1,418 Sqft**

Costa Rica or Baton Rouge? I wouldn't be able to tell when looking at the backyard of this charming Baton Rouge home located in the Garden District. Welcome to your own slice of tropical paradise right here in Baton Rouge. As you enter the home, you're greeted by the living area featuring a gas fireplace. Just past that you'll find your formal dining room. Moving on we will step into the kitchen that's also attached to the sunroom. This is where you'll want to enjoy your morning coffee, afternoon reading, or host friends with a view of the backyard oasis. The backyard is truly an experience. The pool, hot tub, and outdoor bathroom (which includes a shower) might just turn your house into the "hosting house". The seller has thoughtfully built out additional storage in the attic, giving you valuable extra space. Located steps away from the famous St. Patrick's Day parade route, you're sure to enjoy one of Baton Rouge's most cherished celebrations in the comfort of your own home. You'll also find that you're just minutes from LSU. The front porch offers space to sit back and relax. This is more than a home - it's a lifestyle. Come experience it for yourself by scheduling your showing today!



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