

**3117 Rue D'orleans**  
Baton Rouge, LA 70810



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**MLS# 200901059**



**\$420,000**

**4 Bedrooms | 3 Bathrooms | 2,754 Sqft**

THIS HOME IS PRICED \$30,000 LESS THAN APPRAISED VALUE! This gorgeous New Orleans style home with a beautiful fountain at the front entrance is full of amenities in the Lakes at University Club Plantation. You will love entertaining in your gourmet kitchen with stainless steel appliances, convection oven, and a 5 burner Fisher & Paykel gas stove, pull out spice racks, custom milled cypress cabinets, granite countertops, and a wonderful center island. Not only does this home have 4 bedrooms and 3.5 baths, it also has a private office with built-in cabinets. Come see the heart of pine floors, triple crown molding, 11 ft ceilings, true wood burning fireplace, and listen to the high definition surround sound in the living room. It also has speakers in the kitchen, master bath, master bedroom, and outdoor area. If this is not enough, you will love the quaintness of the small, shaded and private courtyard-style backyard with low maintenance.



**JADE SALVADOR**

RE/MAX Excellent Properties

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