

**3328 Broussard**  
Baton Rouge, LA 70808



**LOGO** COMING  
SOON

Powered by [homes.theadvocate.com](https://homes.theadvocate.com)

**MLS# 200901879**



**\$319,900**

**4 Bedrooms | 3 Bathrooms | 2,525 Sqft**

A. HAYES TOWN. THIS BEAUTIFUL HOME IS NESTLED IN THE HEART OF BATON ROUGE. FOUR BEDROOMS AND THREE BATHS. PLANS FROM A. HAYES TOWN TO ACCOMPANY THE SALE OF THIS PRECIOUS HOME. EVERYTHING HAS BEEN UPDATED AND LIVES LIKE BRAND NEW. NEW ROOF WITH ARCHITECTURAL SHINGLES, NEW PLUMBING AND WIRING THROUGHOUT. KITCHEN HAS FIVE-BURNER GAS COOKTOP AND ALL NEW STAINLESS APPLIANCES. ALL OF THE WOOD FLOORS ARE REDONE AND SPARKLE. NEW CABINETRY, CUSTOM MILLWORK, AND GRANITE COUNTERTOPS. TWO BEAUTIFUL OAK TREES IN THE SPACIOUS BACKYARD. THIS HOUSE LIVES LARGE AND IS PERFECT FOR ENTERTAINING. MASTER BEDROOM HAS BEEN ENLARGED WITH TWO WALK-IN CLOSETS. MASTER BATH HAS SEPARATE NEW TUB AND SHOWER, GRANITE COUNTERTOPS, AND ENOUGH ROOM FOR A GLAMOROUS DRESSING ROOM. INSIDE AND OUT HAVE BEEN REPAINTED WITH NEW DESIGNER COLORS. LOCATION IS AMAZING AND CONVENIENT TO LSU, ST. JOSEPH'S AND TOWNE CENTER. THIS IS A CHANCE TO OWN A WONDERFUL HOME WITH RICH HISTORY. A. HAYES TOWN DESIGNED HOME AND IT IS TRULY A GEM. SELLER TO PAY \$500 CLOSING COSTS. CLOSING TO BE AT



**JADE SALVADOR**

Latter & Blum - Perkins

For full listing details, please scan:

