

440 Lsu Ave
Baton Rouge, LA 70808



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MLS# 200904014



\$499,900

3 Bedrooms | 2 Bathrooms | 2,904 Sqft

Awesome home near LSU in Historic College Town, beautiful double lot with trees. This home is great for entertaining, with large living room featuring wood burning fireplace flanked by bookcases, and beautiful hardwood floors. Dining room also has hardwood floors and built-in china cabinets. Kitchen features a commercial Thermador range, cypress cabinets and beaded board ceiling as well as a spacious breakfast room overlooking wonderful private backyard, with flagstone patio and relaxing Koi pond and waterfall plus built-in flagstone Barbeque pit. There is also a sunroom overlooking the back yard. Sellers enjoy relaxing in the Master suite with 2 connecting rooms, for dressing area and private den area. This could be a 4th bedroom or nursery. There are 2 other bedrooms with connecting bath and a small computer room. Roof was replaced in 2008. All windows were replaced in 2000 with double pane energy efficient windows and 2 new Rudd AC units were installed outside in 2008. Built in 1951, it is loaded with charm, and is move-in ready!



JADE SALVADOR

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