

**16254 Magnolia Bluff Ct**  
Baton Rouge, LA 70816



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**MLS# 200904940**



**\$474,210**

**3 Bedrooms | 2 Bathrooms | 2,874 Sqft**

All homes listed are proposed construction. This one has ten foot ceilings, front and rear balconys and an option to increase the living area by adding another 266 sq. ft. bedroom and bath upstairs increasing the living area to 3,140 sq. ft. The association fees are the developer's approximation. The house plan can be adjusted to meet a buyer's specific needs and style considerations. Several of the front lots overlook a lake and a huge common area. The larger lots have rear views of the Jones Creek basin or have water frontage on private lakes. The lakes are bordered by lots or a common park area. There are 81 lots available. See preliminary plat map. There are twelve house plans available. Additional plans provided by purchasers will be considered.



**JADE SALVADOR**

Latter & Blum - Perkins

For full listing details, please scan:

