

647 Lsu Ave
Baton Rouge, LA 70808



LOGO COMING
SOON

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MLS# 200904981



\$599,900

4 Bedrooms | 3 Bathrooms | 3,738 Sqft

Location, Location, Location...LSU Avenue! This wonderful two story cottage is nestled amongst lush Oaks, Magnolias, Crape Myrtles, as well as many other beautiful flowers and shrubs. The circular drive and picketed fence will invite you to discover a real treasure. Originally built in 1939 of double brick walls, steel enforcements in the slab and a thick sheet of copper between the foundation and slab to prevent termites, this construction is solid. Renovated just 4 1/2 years ago the home boasts of 4 bedrooms, 3 1/2 baths, brick, ceramic and oak wood floors with inlaid Brazilian cherry details, a dining room with built-in china cabinets featuring glass front doors, lots of windows allowing for natural light throughout, 2 laundry rooms (1 upstairs and 1 downstairs), 2 water heaters, 2 HVAC units, lots of closets, living room with wood burning fireplace which opens onto a large patio area, a keeping room off the kitchen, a large sunroom which could certainly be used as a den or music room, a bonus/office/media/play room (your choice). The large master suite has a sitting area with a balcony to enjoy views of the lake and the backyard, it also has two large walk-in closets, a bathroom with double pedestal sinks, whirlpool tub, separate walk-in shower and built-in dressers. Now for some exterior features... a beautiful stained glass front door is covered by a copper



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