

**126 E Woodstone Ct**  
Baton Rouge, LA 70808



**LOGO** COMING  
SOON

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**MLS# 200905009**



**\$395,000**

**5 Bedrooms | 3 Bathrooms | 3,385 Sqft**

SOLD AT SHERIFF SALE 05.20.09 FOR \$271, 000.....HOME NEEDS LOTS OF TLC AND UPDATING TO RESTORE TO FORMER SPLENDOR; PHOTOS PRIOR TO SELLER VACATING, R/E PRE-GUSTAV. EXTRA LARGE BACKYARD WHICH BACKS UP TO HISTORIC HIGHLAND ROAD HAS 7 OAK TREES, LARGE FIG TREE AND MAGNIFICENT CAMELLIAS WHICH SURROUND THE POOL. SUN ROOM BUILT 3 YRS AGO IS LOCATED OFF OF THE KITCHEN/BREAKFAST AREA AND HAS DOUBLE INSULATED ATRIUM WINDOWS. WOOD FLOORS IN LIVING ROOM, DINING, DEN, MEDIA ROOM, MASTER BEDROOM AND OFFICE. MASTER BATH HAS LARGE CLOSET, 2 VANITIES, TUB, SEPARATE SHOWER & TOILET AREA AND UPDATES ARE NOT COMPLETE. 3 BEDROOMS AND HOLLYWOOD BATH ARE UPSTAIRS...THE GUEST SUITE (605 SQ. FT.)HAS ITS OWN KITCHEN, LARGE WALK-IN CLOSET, BATH, DEN AREA AND PELLA WINDOWS. DOUBLE PANE WINDOWS, NEW FRONT EXTERIOR COLUMNS & HARDY PLANK, SOME NEW WIRING, NEW ROOF WITH 35 YR. ARCHITECTURAL SHINGLE, NEW HVAC, EXTRA BLOWN INSULATION IN ATTIC, NETWORK READY WITH CAT 5 WIRING. SECURITY SYSTEM. SELLER ELECTS TO SELL PROPERTY WITH FULL WAIVER OF WARRANTY AND REDHIBITION RIGHTS AT ACT



**JADE SALVADOR**

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