

3000-3140 July
Baton Rouge, LA 70802



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MLS# 200905423



\$156,900

2 Bedrooms | 1 Bathroom | 878 Sqft

Located just outside the North Gates of LSU, Tiger Manor has 8 floor-plans to choose from. Efficiency, one, two, & three bedroom units to choose are available. Interior updates include stainless kitchen appliance package, washer & dryer, slab granite countertops in kitchen & bath, wood flooring in common areas, ceramic tile in kitchen & bath, Berber carpet in bedrooms, new light fixtures including track lighting in select units, crown molding, window treatments, double insulated energy-efficient vinyl windows, garbage disposal, & more. Community amenities include 2 pools, state of the art fitness facility, New Orleans style courtyards, clubhouse, game room, BBQ areas, landscaping, and fountains. Each unit comes with a monitored intrusion alarm system, surveillance system, & armed courtesy patrol every night. **ATTENTION INVESTORS:** On site property management available to manage rental units...pricing and details available upon request. **SPECIAL OFFERS:** Seller paid closing costs up to \$2500. **Guaranteed 4-Year Buy-Back Program...** Seller will buy your unit back for any reason less damages and seller-paid concessions after 4 years! Measurements not warranted by Realtor.



JADE SALVADOR

Latter & Blum - Perkins

For full listing details, please scan:

