

**3347 Nicholson Dr**  
Baton Rouge, LA 70802



**LOGO** COMING  
SOON

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**MLS# 200906108**



**\$299,000**

**2 Bedrooms | 2 Bathrooms | 1,178 Sqft**

Calling ALL TIGER FANS!!! One of the largest balconies at 155 square feet overlooking all the excitement of teams, bands, refs, and fans coming and going for games. This luxurious condo is within walking distance to every sporting venue at LSU. Take advantage of this opportunity to live in a private gated upscale development that is only minutes from downtown. This END UNIT boasts crown molding throughout, slab granite, wood floors, a spacious pantry, and an impressively large balcony overlooking Nicholson Dr. Sellers have added additional storage inside by building in an extra hall closet. This is one of the largest floor plans and has all the amenities one would come to expect when living in such a prestigious development. Don't miss out on this wonderful opportunity.



**JADE SALVADOR**

Latter & Blum - Perkins

For full listing details, please scan:

