

**265 Guava Dr**  
Baton Rouge, LA 70808



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**MLS# 200906573**



**\$260,000**

**3 Bedrooms | 2 Bathrooms | 1,992 Sqft**

University Acres-another fabulous Highland Rd. Subdivision! Only 1 mile from LSU and nearby downtown. Large corner lot across the street from the park. Home was built in 1947. Master bedroom (23x14) was added later. Lots of closets and built-ins. Central A/C and Heat, but also has 2 window units- one in Den does not work; one in MBR does work. 2 refrigerators, freezer, washer and dryer remain without value or warranty. Microwave and rug in Den do not remain! Property Sold AS IS, Where Is. No repairs or warranties by seller.



**JADE SALVADOR**

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