

11746 Vil Ave
Baton Rouge, LA 70810

 **LOGO** COMING
SOON

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MLS# 200907775



\$399,900

4 Bedrooms | 2 Bathrooms | 2,681 Sqft

FOR SALE OR RENT. RENT WILL BE \$2800. SELLER WILL MAINTAIN YARD AND PAY PROPERTY OWNER FEE. OVERLOOKING A LAKE FROM THE REAR PATIO AND THE BALCONY UPSTAIRS, YOU WILL FIND A QUIET SPOT FOR RELAXING AFTER A BUSY DAY. THIS HOME IS A PERFECT SCALE DOWN WITH ALL OF THE AMENITIES THAT ANYONE WOULD WANT. THE COURTYARD IS A PERFECT PLACE TO ENJOY FRIENDS AND FAMILY. BEHIND THE GARDEN WALL IS A FOUNTAIN AND A LANDSCAPED COURTYARD. THERE IS A GOURMET KITCHEN WITH CYPRESS CABINETS, GRANITE COUNTER, A LARGE ISLAND WITH A 5 BURNER GAS COOK TOP AND THIS IS OPEN TO THE DINING AREA AND THE GREAT ROOM. THE COURTYARD IS A PERFECT PLACE TO ENJOY YOUR FRIENDS AND FAMILY. THE FOYER AND DINING HAS BEAUTIFUL FAUX PAINTED WALLS AND ANTIQUE PINE FLOORS. THIS HOME HAS A DRAMATIC ENTRANCE. THERE ARE CUSTOM DRAPES, A GAS FIREPLACE COPPER GUTTERS AND A FRENCH DRAIN SYSTEM. THE HOMEOWNERS FEE INCLUDES A CLUB HOUSE, TENNIS COURTS AND A COMMUNITY POOL. SELLER JUST RENEWED A HOME WARRANTY ON THIS HOME. OWNER WILL CONSIDER TRADE FOR LESS EXPENSIVE HOME.



JADE SALVADOR

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