

**8425 Justin Ave**  
Baton Rouge, LA 70809



**LOGO** COMING  
SOON

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**MLS# 200907866**



**\$185,000**

**3 Bedrooms | 2 Bathrooms | 1,624 Sqft**

Come make this adorable, neat and clean house your new home! Well-cared for by the current owners, it has been a great place to raise their family. As the twin sons are now young adults, it is time for the parents to downsize. What a great chance for you to live in the hippest area of Baton Rouge in one of the neatest little neighborhoods around. Great landscaping surrounds the home in the front and back. The neighbors are great: each seems to care immensely for their surroundings and keeps everything looking so nice and inviting. Be sure to wave as families ride bikes around these quiet streets. Once inside this house, you will feel right at home. There are 3 good-sized bedrooms, each with ceiling fans. There is a large den with vaulted ceilings, a ceiling fan and a brick fireplace. You'll also find a formal living room and dining room, and really cute kitchen. The one car garage also houses the washer and dryer. The backyard is extremely tranquil as you swing in the yard and hear the fountain gurgling into the small koi pond. Come by and you will want to come buy this little charmer!!!



**JADE SALVADOR**

Latter & Blum - Perkins

For full listing details, please scan:

