

**13641 Darilyn Dr**  
Baton Rouge, LA 70816



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SOON

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**MLS# 200909037**



**\$173,500**

**3 Bedrooms | 2 Bathrooms | 1,694 Sqft**

Ready to move-in! Seller's have beautifully maintained home and has updates and updated neutral colors! Each room is large enough to be comfortable in! Large foyer greets you as you walk into the house. Large living room has fireplace. Seperate dining room off the foyer. Kitchen with plenty of cabinets and counter top space! Breakfast area is large enough to put in various sizes of table and chairs. Laundry area in hallway is near the bedrooms. Large hall bathroom. Comfortable-size bedrooms are off the hallway. Master bathroom is roomy enough for two people. Plenty of bedroom closet space! New roof. House is the youngest home in the subdivision. Original house burned down and home was totally re-built on its slab in 1993. New Central A/C (2008). New gas cooktop (2008). As you walk out the one of the two back doors, the carport and covered patio makes it welcoming to entertain guests. Fenced back yard for privacy and a safe place for children to play. NOTE: Since the home is in good condition, the Seller elects to sell property with full waiver of warranty and redhibitin rights at act of sale as per LA. C. C art. 2520 et seq. Initial section in purchase agreement. NOTE: Measurements for house are from a 2007 appraisal.



**JADE SALVADOR**

Latter & Blum - Perkins

For full listing details, please scan:

