

**1328 Audubon Ave**  
Baton Rouge, LA 70806



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**MLS# 200909052**



**\$795,000**

**4 Bedrooms | 3 Bathrooms | 4,470 Sqft**

Custom built, one owner home in great location. This home features 4 bedrooms, 3 full baths, and 2 half baths(one upstairs has plumbing to turn into a full bath) with a 24 x 30 multi-purpose bonus room upstairs. All bedrooms are downstairs with carpet. Master bedroom has built-in TV area, his and her walk-in closets and master bath has separate shower and whirlpool tub, with double vanities. Kitchen has slab granite, stainless appliances, gas stove in island, and tile floors. Kitchen opens into breakfast area with a partial butler's pantry and keeping room with exposed beams. Dining room is separate with a wet bar complete with wine cooler and ice maker close by. Additional features include ample storage, numerous built-ins, 3 fireplaces, 3 car garage, huge backyard(perfect for a pool and pool house), surround sound in keeping room, master bedroom, upstairs bonus room, and outside back patio. Seller is leaving washer, dryer, and refrigerator. Home is to be sold "as is" after inspections.



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