

1018 Camelia Ave
Baton Rouge, LA 70806



LOGO COMING
SOON

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MLS# 200909598



\$300,000

2 Bedrooms | 2 Bathrooms | 1,569 Sqft

You need to see this one to fully appreciate it!! Built in 1917 but remodeled about 20 years ago - wiring, plumbing, etc!!! The master Bath was redone about 3 years ago. So you get all the conveniences of a newer home but all charm of the original home! High ceilings, wood floors, crown molding are just a few of the features of home. The main house has 2 bedrooms and baths PLUS a sunroom, which could be used as a 3rd bedroom or office. The guest house over the garage has a living room, bedroom, bath, and kitchen area - actually a perfect place for your guests or for your office. Outside the guest house on the deck is a hot tub! The courtyard between the main house and the garage is party central with decking, brick courtyard, lush landscaping, pond with fountain, and a separate covered area that is great for grilling out!!! The main house has a living room with wood burning FP and place for the TV over the mantle. Dining room features a built-in china cabinet that is about 9' tall!!! The sunroom has Mexican tile floor an, crown molding, and connects to LR as well as BR 2. The archway from DR leads to KIT w/ceramic tile counters, breakfast bar, tile floors, 4 burner gas cooktop, lots of cabinets and drawers. Large MBR with 1 walk-in plus reg closet. Gorgeous master bath with great use of the space. Skylights, huge walk-in closet, pedestal sink, and deep



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