

723 Woodleigh Dr
Baton Rouge, LA 70810



LOGO COMING
SOON

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MLS# 200910438



\$549,000

4 Bedrooms | 3 Bathrooms | 3,700 Sqft

Walk In and fall in love with this beautiful open floor plan off of historical Highland Road near LSU. Must see inside to appreciate this home. Large Gourmet Kitchen, Formal Areas. Greenhouse area as you walk into the foyer. Formal living and dining, 4 bedrooms, 3 full and 2 half baths, extensive closets, cabinetry and millwork. Cherrywood cabinets in kitchen. New 27 cubic ft. refrigerator remains. Energy efficient home with average utility bill of \$168.00 per month. Insulation is R-30 in attic, R-15 in walls. Double pane windows, zoned heat and a/c (4-ton & 3.5-ton units), fireplace heat circulator. New A/C unit installed summer of 2008. Brand new 40-year architectural-shingle roof (Replaced late 2008). This home is on an extra- large lot that is almost one acre (.96). Landscaping includes three beautiful oak trees and two magnolia's. Located near LSU. Very nice courtyards. Great for Entertaining. Built in 1983, this is a beautiful subdivision off of Historic Highland Road. Home recently appraised for \$630, 000. Owners moving out of state, make offers. AHS one-year warranty is in effect. SELLER WILL OFFER A \$10, 000 UPDATING ALLOWANCE WITH ACCEPTABLE OFFER.



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