

**2030 Terrace Ave**  
Baton Rouge, LA 70806



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**MLS# 202600076**



**\$400,000**

**3 Bedrooms | 2 Bathrooms | 2,597 Sqft**

Charming Colonial in the Heart of the Garden District. Nestled in highly desirable Kleinert Terrace, this classic 3-bedroom, 2.5-bath Colonial-style home is brimming with character and timeless appeal. Rich in architectural details, the home features beautiful original millwork, warm wood floors, and distinctive Mexican tile flooring that add to its unique charm. Set beneath majestic oak trees in the front yard, the property offers wonderful curb appeal. The two-car garage located in the back of the house and accessible by an alleyway, provides convenient parking and storage. While the home needs updating and repairs, it presents an incredible opportunity for renovators, investors, or buyers with vision to restore and customize a truly special property in one of the area's most sought-after neighborhoods. If you're looking for a project with great bones, historic charm, and an unbeatable location, this Garden District gem is ready to be brought back to life.



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For full listing details, please scan:

