

**1747 D S Brightside View Dr**  
Baton Rouge, LA 70820



**LOGO** COMING  
SOON

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**MLS# 2025009920**



**\$127,000**

**2 Bedrooms | 2 Bathrooms | 1,270 Sqft**

**KITCHEN:** Recent upgrades include granite countertops; new sink and fixtures; subway tile backsplash; undercounter lighting; bar counter lighting added. Electric range (nearly new); refrigerator in good condition; dishwasher and disposer nearly new; range exhaust hood ??; water heater recently replaced, 2024. **BATHROOMS:** Recent upgrades include new vanities in all three bathrooms; new granite countertops, new sinks, new vanity fixtures; ceramic flooring; shower/tub in good condition; commodes recently replaced. **FLOORING:** downstairs flooring is ceramic tile; bathroom flooring is also ceramic tile; upstairs is recently replaced vinyl plank; stair treads are vinyl w/wood tread noses. **LAUNDRY:** full-sized washer and dryer about 1 year old in upstairs utility closet with shelving; appliances in good condition; accordion doors installed. **AC/HEATING:** AC unit is Rheem; replaced in 2019 ?? **WINDOWS:** all windows upgraded to energy efficient, bronze aluminum, bay window exterior stucco with foam board insulation installed underneath. **GENERAL COMMENTS:** Porch ceiling/bathroom floors insulated with spray on foam. Attic insulation upgraded to R-38. Unit damaged in hurricane Gustaf; repairs made by contractor employed by the Homeowners Assoc. Attic insulation added during Gustaf repairs. Ceiling fans in living room and in the



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