

**1331 Richland Ave**  
Baton Rouge, LA 70806



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**MLS# 2025022336**



**\$785,000**

**4 Bedrooms | 3 Bathrooms | 3,514 Sqft**

Welcome to 1331 Richland Avenue, nestled in the heart of highly coveted Steele Place! This one-of-a-kind property sits prominently on a spacious corner lot with mature native landscaping and majestic live oak trees. A brick path leads you to the inviting front porch. Upon entering you immediately feel the warmth of the solid oak floors, fireplace, and architectural windows in the living room. The adjoining dining room ties the galley kitchen, living room, and den together, creating a functional floor plan while still maintaining individual spaces. The mahogany-paneled den is an absolute showstopper, complete with a wall of windows and another of built-in shelving. The primary suite features two separate bathrooms and connects to a large tiled sunroom. Storage is plentiful with multiple closets. A room with an attractive bay window downstairs and two large rooms upstairs provide plenty of space for flexible needs. Additional standout features include an enclosed two-car garage with attic storage and a large attached workshop, a detached garden shed, ample parking, and a full deck and patio in the backyard. This extraordinary home combines classic elegance with modern convenience making it a **MUST SEE!** Call for more details or to schedule your showing today!



**Phyllis Guedry**  
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Compass - Perkins

For full listing details, please scan:

