

**1752 Manor Oak Dr**  
Baton Rouge, LA 70810



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**MLS# 2026001865**



**\$265,000**

**3 Bedrooms | 2 Bathrooms | 1,473 Sqft**

Charming, updated, and perfectly positioned this cottage-style home in the quiet Oaks subdivision checks all the boxes. Tucked just off Perkins Road between Siegen Lane and Bluebonnet Boulevard, you'll enjoy a central location with effortless access to shopping, dining, medical centers, Perkins Rowe, the Mall of Louisiana, I-10, and downtown Baton Rouge. The open-concept living space is filled with natural light and anchored by a cozy gas fireplace, making it ideal for everyday living and entertaining alike. The kitchen is a standout, featuring granite countertops, a subway tile backsplash, stainless steel appliances, double sinks, and an oversized custom breakfast bar with a dedicated breakfast area. The primary suite is conveniently located on the first floor and offers laminate wood flooring, dual closets, and a beautifully updated ensuite with a refreshed tub/shower combo, vanity, and framed mirror. Upstairs, two generously sized guest bedrooms provide excellent storage, along with a renovated guest bath and a linen closet for added functionality. Step outside to enjoy both front and back porches, a covered carport, and a fully fenced backyard perfect for relaxing, entertaining, or pets. With great curb appeal and true move-in-ready condition, this centrally located gem is one you'll want to see in person. Schedule your showing today! \*\*New Roof



**Erin Aguilar Russo**

Phone: (225) 324-2736

The W Group Real Estate LLC

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