

4000 Lake Beau Pre
Baton Rouge, LA 70820



LOGO COMING
SOON

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MLS# 2026002730



\$220,000

3 Bedrooms | 2 Bathrooms | 1,806 Sqft

Located just one mile from Louisiana State University in a gated community, this well-maintained 3BR/3.5BA townhome offers the perfect setup for college students or young professionals seeking convenience and comfort. With quick access to downtown and the interstate, you'll enjoy an easy commute wherever you need to go. The spacious floor plan features an open kitchen and dining area complete with an island for additional counter space ideal for entertaining or casual meals. A dedicated computer nook provides a convenient study or work-from-home space. Upstairs, you'll find three generously sized bedrooms with stylish wood laminate flooring, each offering privacy and comfort. Step outside to your private patio perfect for game day grilling and enjoy views overlooking Farr Park. The unit also includes assigned covered parking for added convenience. Community amenities offer a resort-style experience, including: Relaxing pool and hot tub Media and workout rooms Lighted tennis courts Onsite management This is a fantastic opportunity for parents looking to invest while sending their children to LSU, or for anyone wanting to live close to campus in a vibrant, well-appointed community.



Brad Downs
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