

1110 W Boardwalk Dr
Baton Rouge, LA 70816



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MLS# 2026001644



\$179,900

2 Bedrooms | 2 Bathrooms | 1,565 Sqft

Welcome to this charming New Orleans style condo tucked inside a gated community where comfort and convenience come together. This single-story, 2-bedroom, 2-bath home with a dedicated office offers a smart layout and easy living from start to finish. Inside, the spacious living room features crown molding, durable LVP flooring, and a cozy gas fireplace, creating an inviting space that feels both comfortable and functional. The open kitchen is perfect for everyday living and entertaining, with a large breakfast bar, pendant lighting, abundant cabinetry, stainless steel appliances, and tile flooring. Step outside and enjoy your own private French Quarter style courtyard a great spot for morning coffee, evening wind-downs, or hosting friends with plenty of room for seating. The primary bedroom offers a spacious walk-in closet and a well-appointed en-suite bath with a jetted tub, separate shower, and new toilet. The additional bedroom is generously sized and includes its own full bathroom, offering flexibility for guests or home office needs. You'll also appreciate the 2-car garage plus additional guest parking, along with recent upgrades including a new HVAC system (inside and outside units) and a new water heater for added peace of mind. The gated community features two lakes, common areas, and a dog park, all while being



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