

**1116 Park Blvd**  
Baton Rouge, LA 70806



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**MLS# 2026003984**



**LIVE IN ONE  
RENT THE  
OTHER**



**\$365,000**

**3 Bedrooms | 2 Bathrooms | 1,668 Sqft**

Located in Baton Rouge's historic Garden District on a live oak-lined boulevard, this charming 3BR/2BA bungalow offers something rare: a lifestyle you'll love and income already in motion. Currently operating as an active, income-producing Airbnb this isn't potential, it's proven. The home runs as two completely separate guest spaces: the main bungalow and a private studio in the back, each with their own access and deadbolted doors between them true separation, not just a closed door. The listing is live, the track record is there, and the income is already flowing. A new owner can step in and continue hosting from day one, live in one side and rent the studio, or simply enjoy the whole home as their own. And if hosting isn't your thing, the layout converts effortlessly back to a single-family home or a traditional mother-in-law suite no major renovation required. The layout makes it work beautifully. The studio is accessed via the driveway to the back of the property with priority driveway parking, while the main house enjoys two dedicated spots in the parking lane out front both spaces have defined parking, no overlap. Inside the main home you'll find beautiful hardwood and tile flooring, crown molding, neutral paint, and spacious living and dining areas that flow easily for everyday living or entertaining. The kitchen features white cabinetry, granite



**Tracy Mathis**

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For full listing details, please scan:

