

**13944 Mullins Way**  
Baton Rouge, LA 70817



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**MLS# 2025017122**



**\$392,800**

**3 Bedrooms | 2 Bathrooms | 1,843 Sqft**

Charming Lafitte Floor Plan in Materra Subdivision! This stunning home by A.P. Dodson features the popular Lafitte floor plan, offering 3 bedrooms and 2.5 baths. Step from the inviting front porch into an open-concept living, dining, and kitchen area. The spacious living room is anchored by a ventless gas fireplace with a sophisticated quartz surround, and it includes an optional space for a built-in wall unit. The gourmet kitchen is designed for both style and functionality, featuring painted custom cabinetry, a large center island with a sink and pendant lighting, 3cm countertops, and a stunning tile backsplash. It is equipped with stainless steel appliances, including a gas cooktop, a single wall oven, and a built-in microwave, complemented by a convenient walk-in pantry. The secluded primary suite provides a peaceful retreat, complete with a private bath and a large walk-in closet. The property boasts professional landscaping and a fully sodded yard. This home is anticipated to be move-in ready by January 2026. Materra is a walkable, mixed-use community on the campus of Woman s Hospital. The neighborhood is designed for an active lifestyle, featuring expansive green spaces, walking trails, ponds, and plans for a future community pool, pavilion, and playground.



**Lindsey Gonzalez**  
Phone: (225) 394-0312

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