

13938 Mullins Way
Baton Rouge, LA 70817



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MLS# 2025017121



\$398,800

4 Bedrooms | 2 Bathrooms | 1,868 Sqft

Charming Bienville Floor Plan in Materra Subdivision! This stunning home by A.P. Dodson features the popular Bienville floor plan, offering four 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.



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