

**991 Colonial Dr**  
Baton Rouge, LA 70806



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**MLS# 2026005410**



**\$365,000**

**4 Bedrooms | 2 Bathrooms | 2,438 Sqft**

Lovely Goodwood home right next to Towne Center featuring 4 spacious bedrooms, a bonus front room (currently used as an office/gym), & a bright sunroom! As you arrive, you'll love being greeted by the gorgeous live oak in the front yard, with a matching tree in the backyard. New roof installed March 2026. The kitchen was renovated to include quartz countertops, subway tile backsplash, stainless Frigidaire Gallery appliances, gas range, farmhouse sink, open wood shelving, and abundant storage including pull-out drawers and two pantries. The movable butcher block island remains. Enjoy both a breakfast area in the kitchen and a formal dining room. The living room is spacious with vaulted ceilings and stately beams, opening into the sunroom for great natural light. The large laundry room offers space for an extra refrigerator and connects to the sunroom, creating an ideal mudroom setup. Charming parquet flooring adds character to the guest bedrooms. The primary suite features a large bedroom, walk-in closet, and a sitting vanity area. Outside, you'll find a fenced backyard, a beautiful front yard with mature landscaping, and a privately fenced courtyard off the sunroom, perfect for morning coffee. Two large storage closets are located off the carport. Enjoy living in Old Goodwood with close proximity to shopping, dining, Whole



**Alissa Jenkins**

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Compass - Perkins

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