

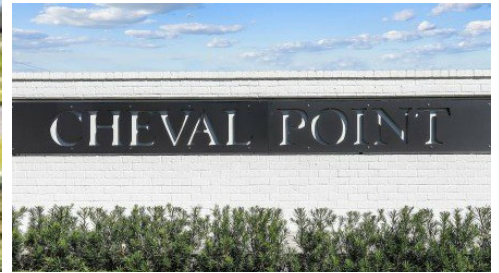
**4451 Percheron Ave**  
Baton Rouge, LA 70820



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**MLS# 2026007036**



**\$150,900**

Exceptional Opportunity to Own a Large 3/4+ Acre Lot! Welcome to Cheval Point Subdivision. This expansive estate lot, ideally situated right off of River Road, offers walking access to the awe-inspiring views of the Mississippi River and breathtaking sunsets. It's just minutes from LSU, downtown Baton Rouge, and a variety of shopping and entertainment options. Whether you're enjoying a peaceful walk, a run, or biking along the riverfront this subdivision is your place. There are also unique recreational activities at nearby parks like BREC's Farr Park Equestrian Center or the Farr Model Airpark. Now is your chance to build the home of your dreams in a community that showcases all aspects of nature. Don't miss this rare opportunity to claim your piece of paradise and turn your vision into reality.



**Lori Palmer**  
Phone: (225) 324-8935  
PINO & Associates

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