

**4773 Mimosa St**  
Baton Rouge, LA 70808



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**MLS# 2026006782**



**\$399,900**

**3 Bedrooms | 3 Bathrooms | 1,881 Sqft**

Southdowns charm at its finest complete with the perfect front porch for relaxing with your favorite beverage! This rare gem features 3 bedrooms, 3 baths, and a detached efficiency apartment. Inside, you'll find a spacious living room with an attached bonus area ideal for a home office or flex space. The adjoining dining room and kitchen create a seamless flow for entertaining, highlighted by newly replaced kitchen flooring. The generous primary suite is a private retreat with two closets, recessed lighting, and direct access to the back porch. Step outside to enjoy the inviting covered porch overlooking a large backyard with plenty of green space perfect for quiet evenings. The en suite bath features a marble countertop, new undermount sink, and brushed gold faucet, while the hall baths offer timeless black-and-white tile floors, including one with a marble vanity and subway tile surround and another with a charming pedestal sink. The detached efficiency apartment (approx. 400 sq ft, not included in living area) provides endless possibilities for a guest studio, workshop, or extra storage. Recent upgrades include a replaced exterior HVAC system, fresh exterior paint (including the apartment in March), new front porch posts and boards, added trim detailing to both porches, privacy fencing at the carport, and updated kitchen flooring. Additional highlights include



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