

3546 Atwater Villas Ave
Baton Rouge, LA 70810



LOGO COMING
SOON

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MLS# 2025013768



\$333,981

3 Bedrooms | 2 Bathrooms | 1,945 Sqft

The RICCI III B in Atwater Villas community offers a 3 bedroom, 2 full bathroom, open design with a formal dining room and an office. The community is nestled along the scenic River Road and features pond lots, walking trails, future pickleball courts, and common areas. Features: double vanity, garden tub, separate shower, linen closet, and walk-in closet in the primary suite, tray ceiling in the primary bedroom, double vanity in the second bathroom, built-in desk in the office, a kitchen island adjacent to the living room, spacious walk-in pantry, mud room with boot bench and drop zone, side-entry garage, covered front porch, covered rear patio, recessed can lighting, undermount sinks, cabinet hardware throughout, ceiling fans in the living room and master bedroom are standard, custom framed mirrors in all bathrooms, smart connect wi-fi thermostat, smoke and carbon monoxide detectors, post tension slab, automatic garage door with 2 remotes, landscaping, architectural 30-year shingles, flood lights, and more! Energy Efficient Features: a tankless gas water heater, a kitchen appliance package, low E tilt-in windows, and more!



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