

**3648 Atwater Villas Ave**  
Baton Rouge, LA 70810



**LOGO** COMING  
SOON

Powered by [homes.theadvocate.com](https://homes.theadvocate.com)

**MLS# 2026007889**



**\$340,410**

**3 Bedrooms | 2 Bathrooms | 2,015 Sqft**

The MASSIMO II A in Atwater Villas community offers a 3 bedroom, 2 full bathroom, open design. 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 2 walk-in closets in the primary suite, a kitchen island overlooking the dining area and living room, covered rear patio, side-entry garage, ceiling fans in the living room and primary bedroom are standard, smart connect wi-fi thermostat, smoke and carbon monoxide detectors, post tension slab, 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!



**Saun Sullivan**  
Phone: (225) 369-6111  
Cicero Realty, LLC

For full listing details, please scan:

