

15664 Hogenville Ave
Baton Rouge, LA 70817



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MLS# 2026007971



\$350,000

4 Bedrooms | 2 Bathrooms | 2,619 Sqft

Warm, welcoming and spacious those are the feeling that hit with this home. A well-cared for home featuring four bedrooms, two and half bathrooms, a great family room, an additional living room and to top it off, an OUTSTANDING sunroom all overlooking a lovely backyard. You get the benefit of timeless charm and spacious comfort. Living room has vaulted ceilings with exposed beams, beautiful brick fireplace and built-in shelving. Multiple living and dining spaces, perfect for both entertaining and daily living. Kitchen showcases an abundant of cabinetry, generous counter space and a layout that flows into the breakfast area and wet bar area. Enjoy the versatility of the bright sunroom which is ideal for morning coffee or evening relaxation. The primary suite has an updated bathroom with renovated walk-in shower and a large walk-in closet. Great closet space in each guest bedroom and the laundry room even has a convenient cabinet that connects to hall bathroom for dirty clothes and clean towels! Step outside to a spacious, fully fenced yard with a patio area, perfect for gatherings, pets and play. Long driveway, two car carport PLUS a storage room that can function as a workshop too. Roof is five years old, recent hot water heater and under termite contract. This home has the perfect balance of space, character and



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